



UNIVERSITY AT ALBANY FACILITIES MASTER PLAN

PERKINS+WILL // 2012

CAPITAL PLAN YEARS 2013 TO 2023
STATE UNIVERSITY CONSTRUCTION FUND & UNIVERSITY AT ALBANY
SUCF PROJECT NUMBER 01844



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PERKINS+WILL // 2012

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ACKNOWLEDGEMENTS

STATE UNIVERSITY CONSTRUCTION FUND

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A stylized, monochromatic illustration in shades of gray serves as the background. It depicts a person from the chest up, wearing a hard hat and a safety vest. The person is shown in profile, facing right, with their head tilted slightly down. The illustration uses bold, geometric shapes to create a sense of movement and form.

01 EXECUTIVE SUMMARY

INTRODUCTION

The University at Albany Facilities Master Plan provides a framework to guide the future renewal of the University's physical campuses in alignment with its strategic plan, The World Within Reach, the SUNY system strategic plan, The Power of SUNY, and the University's NYSUNY 2020 Challenge Grant plan.

The physical environment envisioned by the Facilities Master Plan (FMP) will support the realization of the goals and objectives set forth by these documents and achieve required renewal of legacy facilities, providing members of the UAlbany community with the academic, research, and support facilities they need to succeed into the future.

The plan was developed as a part of a system-wide facilities planning effort at each of the 32 four-year SUNY institutions. The effort was led by the State University Construction Fund (SUCF), the public benefit corporation that manages state-owned, non-residential academic buildings. The intention of the planning process is to identify the projects that will comprise the SUNY-wide capital budget request over the next decade.

This Facilities Master Plan Consolidated Report presents the renewal plan for non-residential facilities and site infrastructure across UAlbany's main state-owned locations at the Uptown Campus and the Downtown Campus. Due to the location of program there, the East Campus is considered despite its ownership by the University at Albany Foundation. This report was developed as a condensed, succinct version of full text, five-phase FMP reports that present full background, analyses, and processes of decision making.

PLANNING PROCESS

The FMP is the result of a collaborative planning process that began in July 2010 and spanned 18 months. Planning was a joint effort by the University at Albany, the SUCF, and a team of knowledgeable consultants led by the firm Perkins+Will. The process engaged hundreds of UAlbany faculty, staff, administrators, students, and community members in a total of 105 meetings.

This report presents a condensed, succinct version of the full-text, five-phase FMP reports that present the complete background, analyses, and processes of decision making.

GUIDING FUTURE DEVELOPMENT

The UAlbany FMP is intended to guide future development and renewal of the University's physical environment. Adoption of the

FMP will achieve the following:

- Ensure that the facilities are put in place to realize UAlbany's academic goals and objectives outlined in its strategic plan.
- Establish a framework for decision making about campus development and the physical environment that is grounded in the realities of existing conditions, building renovation requirements, and space needs.
- Preserve the unique character of each UAlbany campus by maintaining legacy facilities and open spaces, yet renewal legacy buildings to meet the needs of contemporary higher education.
- Promote responsibility and stewardship toward the physical environment by maximizing the value of existing facilities resources through effective reuse and renewal and only building the required amount of new space.
- Coordinate population growth and facilities expansion plans with expansion and upgrade of campus infrastructure systems.
- Provide a plan for the development of future capital projects that will improve the ability to implement them effectively.

The realization of the plan is contingent upon capital funding provided to the SUNY system as a whole, which is not guaranteed. Moreover, certain elements of the FMP, such as the NYSUNY 2020 initiative, are still being refined as of the printing of this document, and are likely to be amended in the coming months and years. Nonetheless, this FMP establishes broad facilities goals and a strategy for implementation that will guide future decision making.

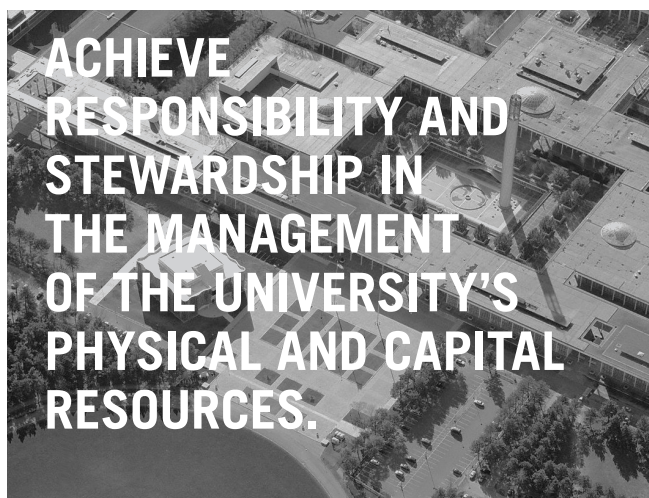
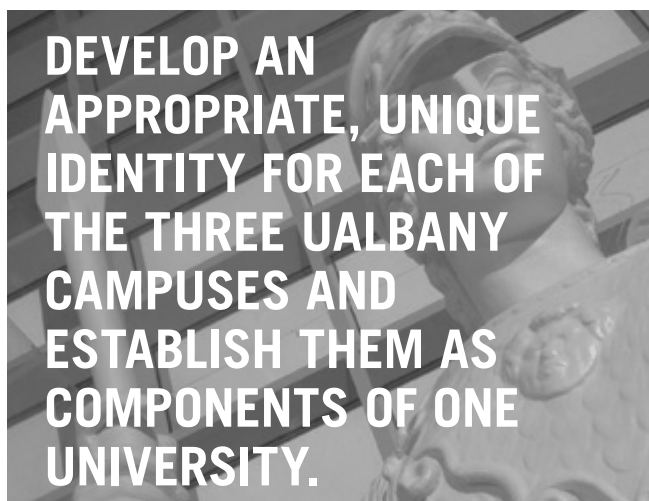


FIGURE 01.1 FMP guiding principles

EXISTING FACILITIES

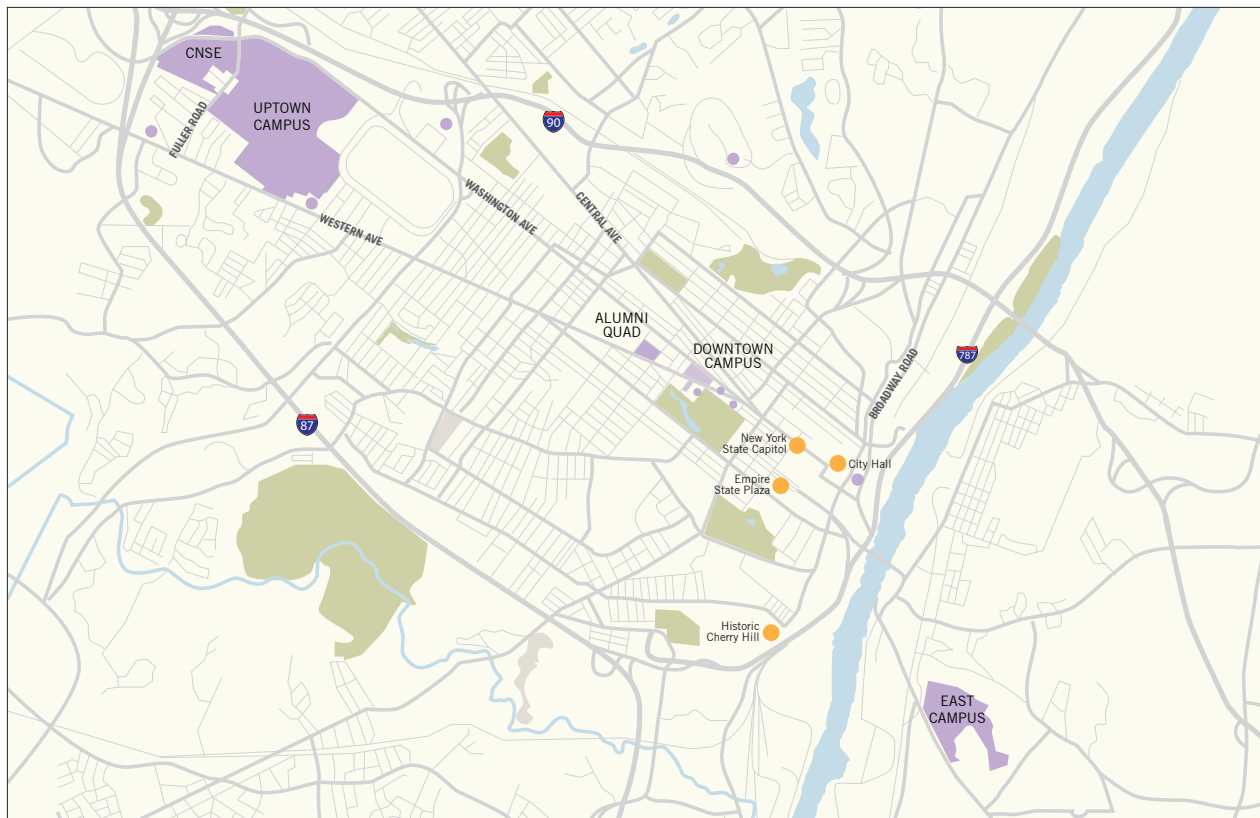


FIGURE 01.2 UAlbany locations in Albany and East Greenbush, NY

The University at Albany has a robust inventory of buildings across three campuses and complemented by other properties. To ensure the viability of past capital investments and maximize the value of spaces for the future, the FMP conducted a full assessment of buildings for physical condition and program suitability.

FMP recommendations most closely address state-owned buildings on the Uptown and Downtown Campuses. The FMP makes light recommendations for facilities on the East Campus, which is owned by the University at Albany Foundation.

The Uptown Campus is the University's principal location due to the concentration of facilities and programs located there. The Downtown and East Campuses are auxiliary, smaller in scale with a reduced quantity of facilities and programs.

Only peripheral consideration is given to the College of Nanoscale Science and Engineering (CNSE) campus, the Whiteface Mountain Observatory, and other facilities.

The scope FMP does not include residence halls on the Uptown Campus and Alumni Quad, which are owned and funded through a separate organization. However, residence halls are considered infrastructure load analyses.

KEY FACILITIES ISSUES

- The University's operations are spread across a number of campuses and other locations resulting in significant operational inefficiencies.
- Over 2.3 million GSF of legacy non-residential facilities on the Uptown and Downtown Campuses require renovation due to their age and condition.
- Existing buildings on the Podium are at-capacity, with no meaningful available space for program growth or to take facilities offline for renovation.
- New buildings are required in the near-term to facilitate renovation and meet space needs associated with growth.
- Infrastructure systems will require upgrade to accommodate load increases incurred by new facilities.

PLANNED GROWTH

UAlbany forecasts significant growth in its student, faculty, and staff populations over the course of the FMP planning period. Growth is projected to occur in two phases.

The first phase of growth is driven by the initiatives outlined in UAlbany's NYSUNY 2020 Challenge Grant plan. The educational and economic impact of the new Emerging Technologies and Entrepreneurship Complex (ETEC) will result in the addition of 187 new faculty researchers and 1,350 new undergraduate and graduate students to the University's population by the end of the 2013 to 2018 capital plan cycle. Furthermore, it will create 735 new permanent jobs and 1,587 new construction jobs in the Capital Region.

In the out-years of the FMP planning period the University projects an additional enrollment growth of 1,750 undergraduate and graduate students for a total enrollment near 20,000 students.

SPACE NEEDS

The University at Albany requires facilities expansion to provide students, faculty, and staff with the academic, research, and support facilities they need to succeed in achieving objectives outlined in the strategic plan and NYSUNY 2020 plan.

To understand the quantity and nature of needs, the FMP conducted an analysis of space needs for UAlbany. A space needs assessment outlines the facilities required for an institution to support its existing and future population and program distribution. It serves as an important tool for the institution and state funding agency to model, prioritize, and develop capital budgets for future facilities use.

The analysis indicates that the University requires an additional 208,600 ASF* of facilities to meet its intermediate-term need and 398,900 ASF of facilities to meet its long-term need.

**Assignable square feet, or ASF, is a measurement of the spaces that can be assigned to an occupant or specific use. ASF does not include the following: mechanical spaces; non-assignable circulation spaces; stairways, elevators, and other vertical shafts; the thickness of walls. ASF indicates a building's capacity for occupants or "program."*

RENEWAL PLAN

The renewal plan translates the FMP guiding principles and plan strategies into tangible projects, each quantified with measurable areas and budget projections. The plan is rooted in the following five points of plan strategy:

MAKE THE APPROPRIATE INVESTMENT AT EACH UALBANY CAMPUS

Due to the concentration of facilities and programs located there, it is necessary to maintain the Uptown Campus as the primary UAlbany location. Invest in facilities improvements at the Downtown Campus to renovate legacy buildings and significantly expand the inventory, establishing a critical mass of facilities and creating a vibrant downtown location with functional and operational efficiencies. Make minimal solely University-focused capital improvements (as opposed to private partner) to facilities at the East Campus.

COMPLETE RENOVATION OF LEGACY BUILDINGS IN A 30-YEAR TIME FRAME

Complete renovation of more than 2.3 million GSF of legacy facilities on the Uptown and Downtown Campuses in a 30-year time frame by conducting multiple renovations simultaneously and renovating large areas of space with each phase.

RECOGNIZE THE CAPACITY OF EXISTING BUILDINGS

Relocate a significant quantity of program out of existing buildings, particularly on the Podium, to alleviate current over-crowding and provide space for future expansion.

BRING NEW BUILDINGS ONLINE IN THE NEAR-TERM TO FACILITATE RENOVATION AND GROWTH

Expand the University's facilities inventory on the Uptown and Downtown Campuses in the near-term to vacate space in existing buildings for first-phase renovations and provide capacity for future growth. Key new near-term expansion will occur with completion of the new Business School Building and Data Center, construction of ETEC, renovation of the Schuyler School, and construction of the new Storage Facility, Field House Phase 1, and Hawley Hall Addition.

CLUSTER PROGRAM TO ENCOURAGE VALUE-ADDED SYNERGIES

The quantity of renovation and new construction work anticipated require almost all members of the campus community to move at least once. With renewal, ensure that the new location of programs and department provides logical and purposeful adjacencies.

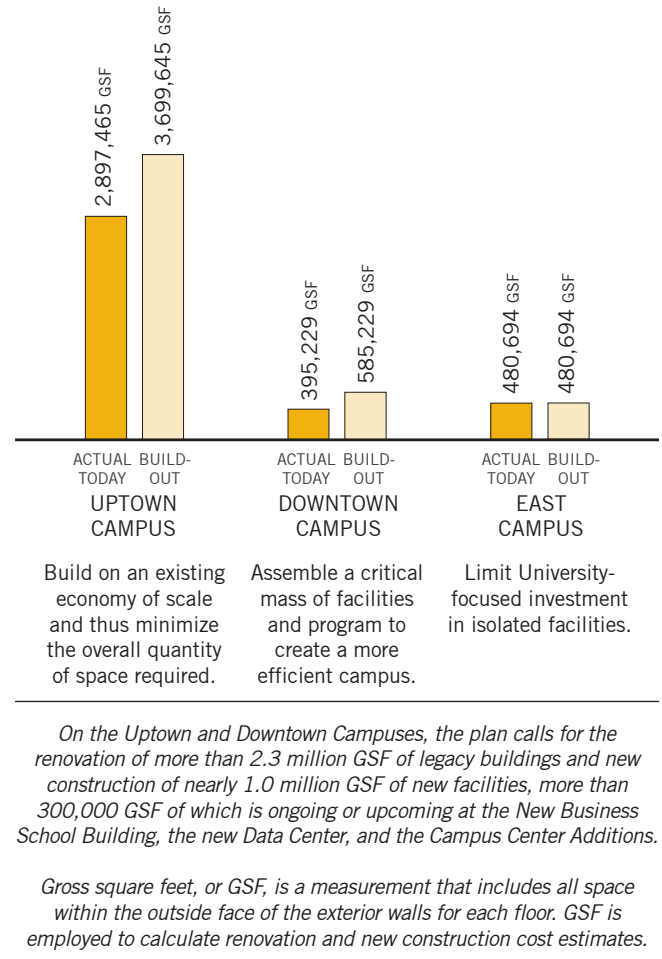
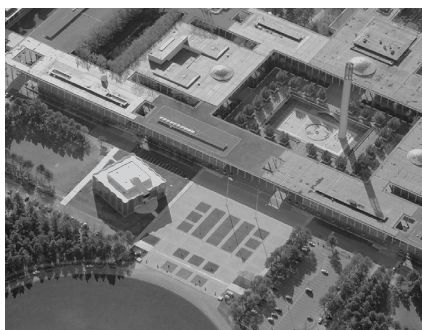


FIGURE 01.3 Existing and projected build-out GSF by campus



IMPLEMENTING THE GUIDING PRINCIPLES

Align campus development with strategies outlined in The World within Reach and The Power of SUNY.

- Tie space needs and space allocation to implementation of strategic goals
- Expand to alleviate over-crowding, facilitate renovation, and accommodate the growth outlined in the NYSUNY 2020 plan
- Co-locate program functions to cultivate strategic partnerships within the University and between the academic community and private sector
- Address deferred maintenance

Develop an appropriate, unique identity for each of the three UAlbany campuses and establish them as One University.

- Maintain intact the core functional identity and physical character of each campus
- Consolidate UAlbany operations around the Uptown and Downtown Campuses for improved operating efficiencies
- Distribute academic programming between the Uptown and Downtown Campuses to alleviate over-crowding and improve utilization
- Enhance connectivity between the Uptown and Downtown Campuses with investment in a direct, non-stop transit link and additional parking

Achieve responsibility and stewardship in the management of the University's physical and capital resources.

- Prioritize the adaptive reuse and renovation of legacy buildings to extend their useful life
- Build only the new space that is required for growth; do not overbuild
- Invest limited capital resources for renovation and new construction on the Uptown and Downtown Campuses for a higher return on investment
- Complete renovation of legacy buildings in 30 year to avoid unnecessary costs

UPTOWN CAMPUS

The Uptown Campus is the University's principal location, with the largest concentration of academic, support, and residential facilities. The campus is home to the College of Arts and Sciences (CAS), the School of Business, the School of Education, and components of the College of Computing and Information.

It also contains the University's intercollegiate athletic and campus recreation facilities, University administrative offices, the majority of the student life facilities, performance and exhibition venues at the Performing Arts Center and the University Art Museum, and shared academic amenities including the Lecture Center, the University Library, and the Science Library.

The FMP recommends maintaining the Uptown Campus as the primary UAlbany location. Capital investment in the form of renovation and new construction should be made there to build on the existing economy of scale. The campus is the location for many of the University's specialized facilities. In the context resource constraints, the FMP recommends maintaining these facilities on the Uptown Campus rather than duplicating them, and providing enhancement through renovation and proximate expansion.

NEW CONSTRUCTION

- Expand the facilities inventory on the Uptown Campus by 664,000 gross square feet (GSF) with the construction of ETEC, the new Field House, the Multi-Sport Athletic Facility Phase 2, and the new Storage Facility.
- Construct the new ETEC Building adjacent to the East Podium to develop facilities to support implementation of the UAlbany NYSUNY 2020 plan and facilitate renewal at the East Podium.
- Construct the new Field House and Multi-Sport Athletic Facility in the Athletics & Recreation zone to meet the space needs of campus recreation and athletics and facilitate renovation of legacy buildings in the zone.
- Construct the new Storage Facility to relocate non-critical functions from valuable and limited Podium spaces.
- Construct a new parking structure to expand parking facilities in proximity to the Podium without paving limited open space.

RENOVATION

- Renovate legacy buildings at the East Podium, West Podium, Center Podium, and Athletics & Recreation zone. Under the FMP 17 buildings will be renovated, totaling nearly 2 million gross square feet (GSF) of space.
- Complete renovation within a 30-year time frame, by 2040.

NEAR-TERM

- ① Construct ETEC*
- ② Renovate Ion Beam Lab
- ③ Renovate Biology Building
- ④ Renovate Building 25
- ⑤ Renovate Business Administration Building
 - *Program Relocation Projects: Relocate Program off the Podium, Vacate the Humanities Building*
- ⑥ Renovate Computing Center
- ⑦ Construct New Storage Building Phase 1
- ⑧ Renovate University Library Pilot and Phase 1
- ⑨ Construct New Field House Phase 1
- ⑩ Relocate Hammer Throw and Softball
 - Construct New Parking Structure
 - Conduct Campus Infrastructure Upgrades

INTERMEDIATE-TERM

- ⑪ Renovate Chemistry Building
- ⑫ Renovate Physics Building
- ⑬ Renovate Education Building
- ⑭ Renovate Humanities Building
- ⑮ Renovate Social Sciences Building Phase 1
- ⑯ Renovate Campus Center Phases 3 and 4
- ⑧ Renovate University Library Phase 2
- ⑰ Renovate Lecture Center Phases 1 and 2
- ⑱ Construct Multi-Sport Athletic Facility Phase 2
- ⑲ Renovate Physical Education Building
- ⑨ Construct New Field House Phase 2
 - Conduct Campus Infrastructure Upgrades

LONG-TERM

- ⑳ Renovate Fine Arts Building
- ㉑ Renovate Earth Science Building
- ⑮ Renovate Social Sciences Building Phase 2
- ㉒ Renovate Arts & Sciences Building
- ⑧ Renovate University Library Phase 3
- ⑰ Renovate Lecture Center Phases 3 and 4
- ㉓ Renovate Performing Arts Center
- ㉔ Renovate SEFCU Arena
- ㉕ Remove Air Structure
 - Construct New Indoor Practice Facility
 - Conduct Campus Infrastructure Upgrades

**The FMP identifies two potential sites for ETEC, one as a single volume to the south of the Life Science Research Building, and one as two volumes flanking the Life Science Research Building to the north and south.*

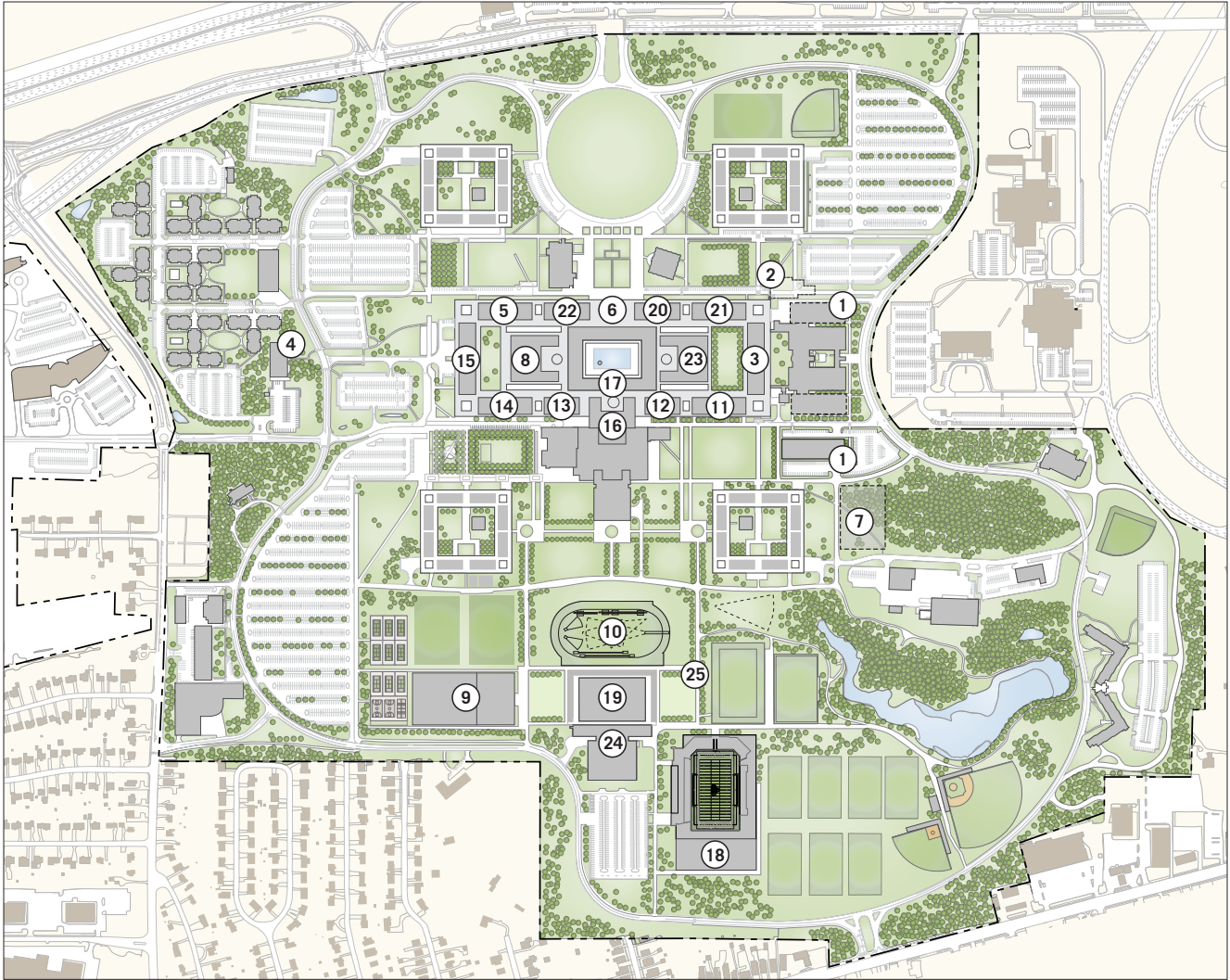


FIGURE 01.4 Uptown Campus renewal plan

The FMP recommends construction of a new Parking Structure on the Uptown Campus to meet expanded parking demand within range of the Podium. Candidate sites are identified in section **03 Existing Conditions**, under Campus Development Potential.

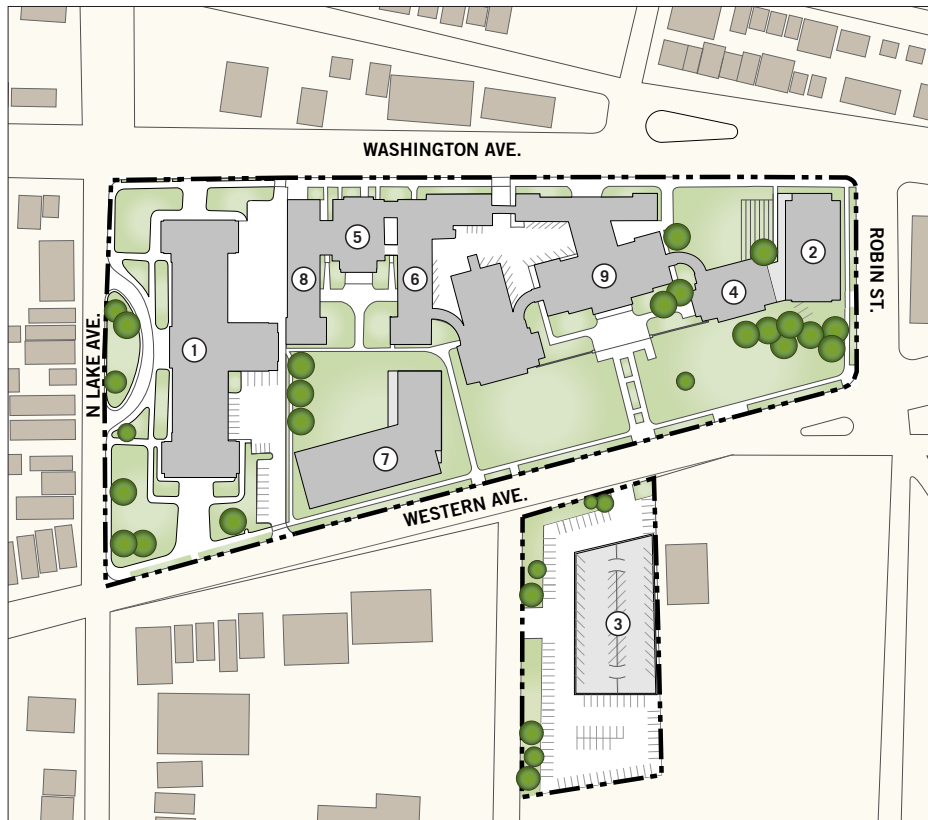


FIGURE 01.5 Downtown Campus renewal plan

NEAR-TERM

- ① Renovate Schuyler School
- ② Construct Hawley Hall Addition
- ③ Construct New Parking Structure
- Conduct Campus Infrastructure Upgrades

INTERMEDIATE-TERM

- ④ Renovate Hawley Hall
- ⑤ Renovate Page Hall
- ⑥ Renovate Richardson Hall
- Conduct Campus Infrastructure Upgrades

LONG-TERM

- ⑦ Construct Western Avenue Building
- ⑧ Renovate Milne Hall
- ⑨ Renovate Draper Hall
- Conduct Campus Infrastructure Upgrades

DOWNTOWN CAMPUS

The Downtown Campus is home to Rockefeller College of Public Affairs & Policy, the School of Criminal Justice, the School of Social Welfare, and components of the College of Computing and Information. The campus also contains general purpose classrooms, a modest food service venue, the Dewey Graduate Library at Hawley Hall, and a performance venue at Page Hall.

The FMP recommends investing in facilities improvements at the Downtown Campus to renovate legacy buildings and significantly expand the inventory. This investment will establish a critical mass of facilities, creating a vibrant downtown location and resulting in functional and operational efficiencies.

Investment should be complemented by measures to improve the connectivity between the Uptown and Downtown Campuses with new direct, non-stop transit service and increased parking on the Downtown Campus.

NEW CONSTRUCTION

- Expand the facilities inventory on the Downtown Campus by 190,000 gross square feet (GSF) with the construction of the Hawley Hall Addition and a new Western Avenue Building.
- Construct the Hawley Hall Addition to provide critical support programming such as food service venues, student life spaces, and study spaces. Relocate the library from Hawley Hall to allow the main space in Hawley Hall to be returned to its original use as an auditorium or gathering space.
- Construct the new Western Avenue Building for academic program functions.
- Construct a new parking structure to expand parking facilities without paving limited open space.

RENOVATION

- Renovate the newly acquired Schuyler School and the five remaining un-renovated legacy buildings, for a total of 350,000 GSF of space.
- Complete renovation within a 30-year time frame, by 2040.



EAST CAMPUS

Unlike facilities on the other two UAlbany campuses, the East Campus is owned by the University at Albany Foundation. As such, it is not eligible for state/SUNY investment in its buildings and grounds.

The University's School of Public Health occupies the George Education Building and portions of other buildings. The Cancer Research Center, a research center associated with the School of Public Health, occupies the building of the same name. Other occupants of the East Campus include the Loan Servicing Center, conference and meeting facilities, a food service venue, and a number of outside tenants.

NEAR- AND INTERMEDIATE-TERMS

In the near-term and intermediate-term, the FMP recommends expansion of the School of Public Health in place at the Cancer Research Center, the George Education Building, and Sterling Winthrop Wing B.

LONG-TERM

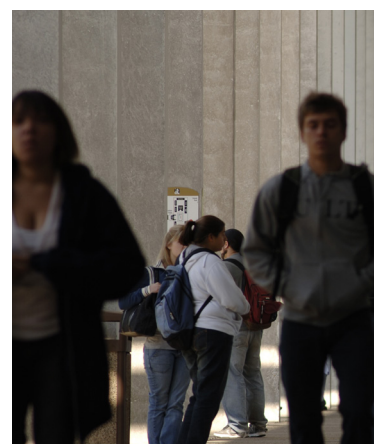
In the long-term, consideration should be given to relocating all components of the School of Public Health from the East Campus to the Uptown Campus to avoid investment of limited SUNY/state capital resources at the East Campus, a facility best used for non-traditional public-private investment.

The FMP identifies capacity in the out-year at the Earth Science & Mathematics Building.

A stylized, monochromatic illustration in shades of gray serves as the background. It depicts a knight in profile, facing right. The knight wears a helmet with a prominent crest and a surcoat. He holds a sword upright in his right hand, with the blade pointing towards the top left corner. The illustration uses bold, geometric shapes to define the armor and the knight's form.

02 INTRODUCTION

INTRODUCTION



The University at Albany is a public research university center in the State University of New York (SUNY) system. Strategically located in the state capital of New York, the University brings “The World Within Reach” to more than 17,000 students at the graduate and undergraduate levels through its nine schools and colleges. UAlbany students choose from 111 undergraduate majors and minors and over 125 graduate programs, many of which are nationally ranked. In every area of study students are instructed by world-class faculty, many actively engaged in research that contributes to the public good.

UAlbany boasts many strengths. Its rich history in education dating from its inception as a normal school is balanced by forward-thinking scholarship and research. It is home to a community of diverse nationalities, backgrounds, and perspectives. Its talented and dedicated faculty and staff continue to establish strong partnerships across the campus, across the community, and around the globe.

It is in this context that the University’s facilities master plan was developed.

The University at Albany Facilities Master Plan provides a framework to guide the future development of the University’s physical campuses. It was developed with close consideration of the University’s strategic plans, The World Within Reach, the SUNY system strategic plan, The Power of SUNY, and the University’s NYSUNY 2020 Challenge Grant program. The physical environment envisioned by the Facilities Master Plan (FMP) will support the realization of the goals and objectives set forth by these documents, providing members of the UAlbany community with the academic, research, and support facilities they need to succeed into the future.

The FMP is the result of a collaborative process conducted over the course of 18 months that engaged hundreds of UAlbany faculty, staff, administrators, and students, as well as a range of community members. The plan draws on a wide range of quantitative and qualitative information including the condition and organization of the existing physical environment, existing and target utilization data, space needs resulting from planned growth, and projected evolutions in pedagogy and research.



The plan was developed as a part of a system-wide facilities planning effort at each of the 32 four-year SUNY institutions. The effort was led by the State University Construction Fund (SUCF), the public benefit corporation that manages most facilities improvements in state-owned, non-residential academic buildings. The intention of the planning process is to identify the projects that will comprise the SUNY-wide capital budget request over the next decade.

This Facilities Master Plan Consolidated Report presents the renewal plan for non-residential facilities and site infrastructure across UAlbany's main state-owned locations at the Uptown Campus and the Downtown Campus. Due to the location of program there, the East Campus is considered despite its ownership by the University at Albany Foundation. This report was developed as a condensed, succinct version of full text, five-phase FMP reports that present full background, analyses, and processes of decision making. The plan outlined in this report presents the projects and sequencing envisioned by the University to achieve its required physical environment. The realization of the plan is contingent upon capital funding provided to the SUNY system as a whole, which is not guaranteed.



PLANNING PROCESS

FMP planning was initiated in July 2010 as a joint effort by the University at Albany, the SUCF, and a team of knowledgeable consultants led by the firm Perkins+Will. Planning was directed by guidance from the Facilities Master Plan Steering Committee, the Faculties Master Plan Advisory Committee, and a planning team. For a listing of all members, please see the Acknowledgements.

The FMP process was highly collaborative, drawing on input from a broad range of UAlbany stakeholders. Throughout the course of the FMP, the planning team conducted information interviews roundtable discussions, open forum sessions, and committee meetings, for 105 total meetings on campus.

105 TOTAL MEETINGS

12 Roundtable Discussions

with small groups identified shared issues around a given theme and identified opportunities for collaboration and coordination of efforts.

64 Informational Interviews

with specific units gathered information on physical conditions, operational procedures, and potential future initiatives and direction.

4 Open Forum Sessions

were held to share the established FMP vision and direction with a broader audience of faculty, staff, students, and community members.

25 Committee Meetings

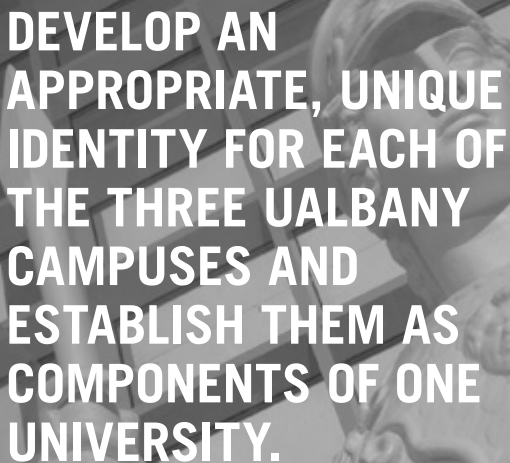
were held regularly with the FMP Steering and Advisory Committees to synthesize and provided feedback on FMP analyses and recommendations. The Advisory Committee was responsible for issuing recommendations to the Steering Committee, which established the plan direction. The FMP team also met with the Provost's Executive Advisory Council for feedback.

GUIDING PRINCIPLES



ALIGN CAMPUS DEVELOPMENT WITH STRATEGIES OUTLINED IN THE WORLD WITHIN REACH AND THE POWER OF SUNY.

The FMP is firmly rooted in the University at Albany strategic plan, *The World Within Reach*, the SUNY strategic plan, *The Power of SUNY*, and the University's approved NYSUNY 2020 Challenge Grant plan. These documents outline the immense challenges facing higher education today and develop actionable pathways forward to support academic and research excellence in New York and the Capital Region while achieving value-added community partnerships and economic growth. The FMP presents the physical environment that UAlbany will require to support the realization of the goals and objectives set forth.



DEVELOP AN APPROPRIATE, UNIQUE IDENTITY FOR EACH OF THE THREE UALBANY CAMPUSES AND ESTABLISH THEM AS COMPONENTS OF ONE UNIVERSITY.

The University at Albany operates across three campus locations. In the future, the University will develop an appropriate, unique identity for each location while integrating the campuses for a more complete and holistic experience of UAlbany. This strategy has the opportunity to positively impact a range of issues including facilities use, program relationships, and campus culture.



ACHIEVE RESPONSIBILITY AND STEWARDSHIP IN THE MANAGEMENT OF THE UNIVERSITY'S PHYSICAL AND CAPITAL RESOURCES.

An important component of facilities master planning is identifying the best use of resources toward achieving an institution's strategic and academic goals. The FMP defines resources in a broad sense, consisting of existing facilities, capital for renovation and new construction, and implementation time. Each of these items are quantifiable components in which the value of proposed improvements can be measured and compared. The FMP assumes a position of responsibility and stewardship by maximizing the value of existing and future resources.

01
EXECUTIVE SUMMARY

02
INTRODUCTION

03
EXISTING CONDITIONS

04
SPACE NEEDS

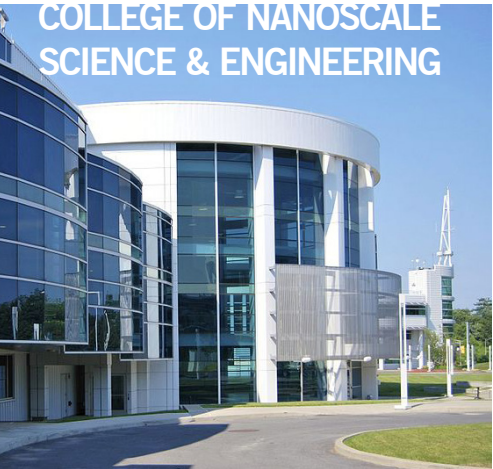
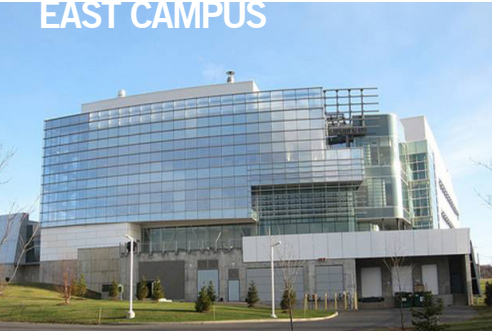
05
PLAN STRATEGY

06
RENEWAL PLAN

A stylized, monochromatic illustration in shades of gray serves as the background. It depicts a person from the chest up, wearing a hard hat and a safety vest. The person is shown in profile, facing right, with their head tilted slightly down. The illustration uses bold, geometric shapes to define the features of the hard hat, the person's face, and the safety vest. The overall style is modern and graphic.

03 EXISTING CONDITIONS

UALBANY OVERVIEW



The University has a robust inventory of buildings across its three campuses, complemented by other properties. To ensure the viability of past capital investments and maximize the value of spaces for the future, the FMP conducted a full assessment of buildings for physical condition and program suitability.

The FMP most closely addresses state-owned buildings on the Uptown, Downtown, and East Campuses. Peripheral consideration is given to the College of Nanoscale Science and Engineering (CNSE) campus, the Whiteface Mountain Observatory, and leased facilities. This excludes residence halls on the Uptown Campus and Alumni Quad, which are owned and funded through a separate organization.

| CAMPUS | DISTANCE |
|-------------------------|----------|
| Uptown to Downtown | 3.2 mi |
| Uptown to East Campus | 9.0 mi |
| Downtown to East Campus | 4.2 mi |

TABLE 03.2 UAlbany campus separation

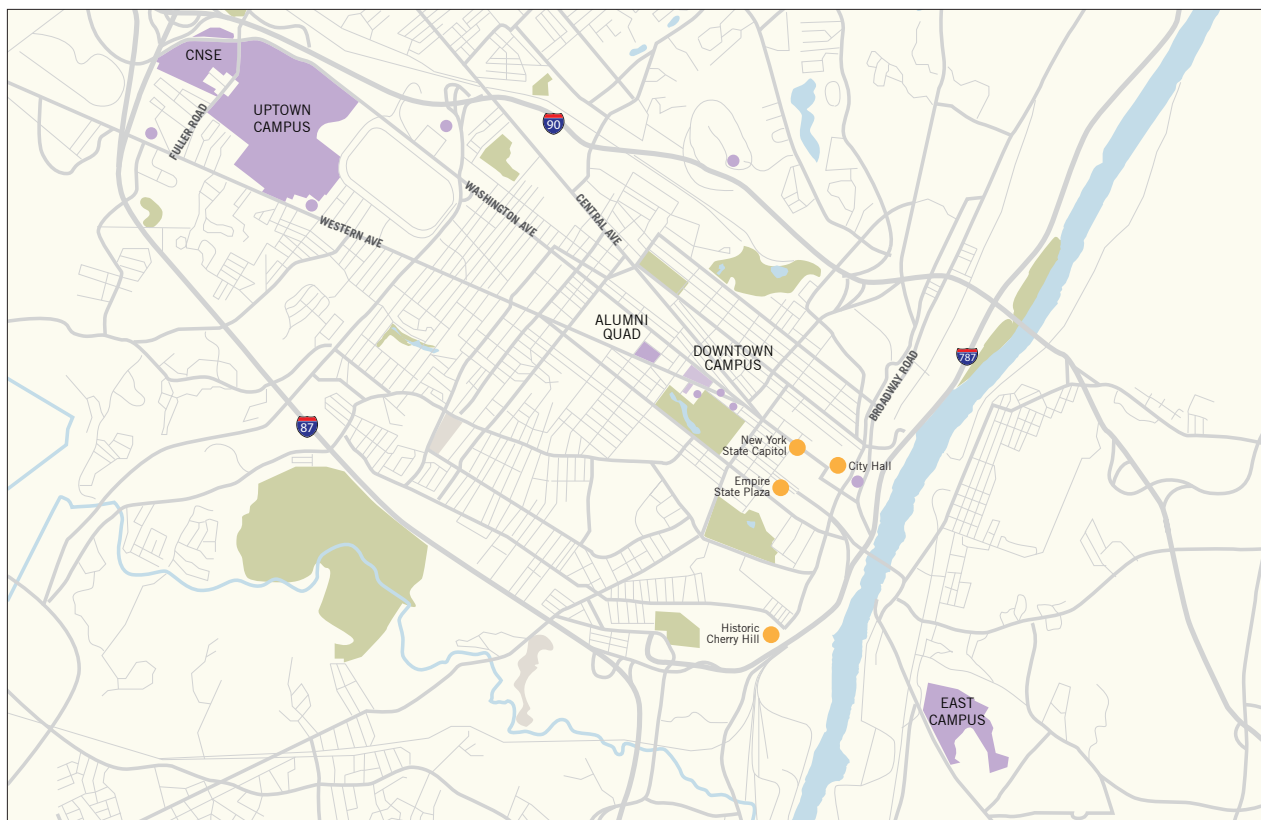


FIGURE 03.6 UAlbany locations in the City of Albany






| CAMPUS | NON-RESIDENTIAL BUILDINGS | ASF* | GSF** |
|---------------------------------------------|---------------------------|------------------|------------------|
| Uptown Campus | 40 | 1,749,734 | 2,897,465 |
| Downtown Campus (including Schuyler School) | 7 | 225,920 | 395,229 |
| East Campus | 9 | 277,933 | 480,695 |
| CNSE Campus | 7 | 701,345 | 1,088,031 |
| Whiteface Mountain | 5 | 10,824 | 13,930 |
| Other Properties | 9 | 110,262 | 141,981 |
| TOTAL | 47 | 3,076,018 | 5,017,331 |

TABLE 03.3 UAlbany campus metrics, non-residential facilities

*Assignable square feet, or ASF, is a measurement of the spaces that can be assigned to an occupant or specific use. ASF does not include the following: mechanical spaces; non-assignable circulation spaces; stairways, elevators, and other vertical shafts; the thickness of walls. ASF indicates a building's capacity for occupants or "program."

**Gross square feet, or GSF, is a measurement that includes all space within the outside face of the exterior walls for each floor. GSF is employed to calculate renovation and new construction cost estimates.

BUILDING USE LEGEND

| | |
|-----------------------------------------------------------------------------------|--------------------------|
|  | Academic |
|  | Administrative / Support |
|  | Campus Life |
|  | Residence |
|  | Service |



UPTOWN CAMPUS

The Uptown Campus is the University's principal location, with the largest concentration of academic, support, and residential facilities. The campus is home to the College of Arts and Sciences (CAS), the School of Business, the School of Education, and components of the College of Computing and Information. It also contains the University's intercollegiate athletic and campus recreation facilities, University administrative offices, the majority of the student life facilities, performance and exhibition venues at the Performing Arts Center and the University Art Museum, and shared academic amenities including the Lecture Center, the University Library, and the Science Library.

The Uptown Campus was designed by architect Edward Durrell Stone and constructed on the west side of Albany in the 1960s. Stone concentrated key academic and student life spaces onto what is known as the Academic Podium, a raised plinth that originally consisted of 14 buildings. The four corners of the Podium are punctuated by student residential quadrangles. Stone located other supporting functions, such as athletic fields, the infirmary, and campus operations facilities at the periphery of the campus.

The Uptown Campus was intended to represent the ideal that civic architecture be expressive of lofty societal goals. The monumental nature of space celebrates the belief by the people of the State of New York in personal enlightenment and professional advancement through higher education.

Since its inception, facilities expansion on the Uptown Campus has included the Life Sciences Research Building, the Science Library, the Campus Center Expansion, University Hall, the SEFCU Arena, the University Police building, grounds buildings, the Boor Sculpture Studio, three additional residential communities, and the College of Nanoscale Science and Engineering campus.

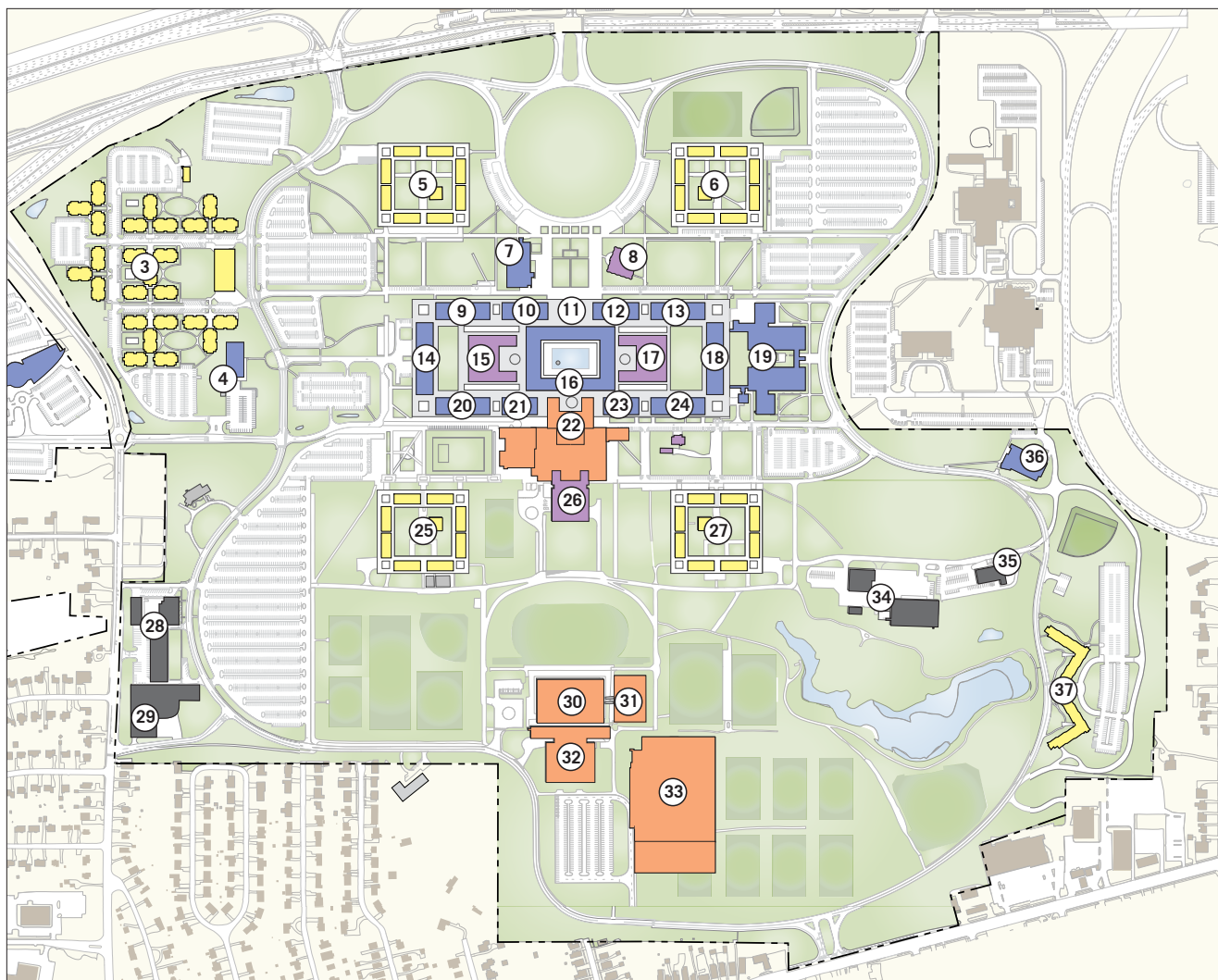


FIGURE 03.7 Uptown Campus building use

UALBANY UPTOWN CAMPUS

- | | | | |
|----------------------------------------------|----------------------------------------|-----------------------------------|---------------------------------|
| ① Freedom Apartments | ⑩ Arts & Sciences Building | ⑲ Life Sciences Research Building | ⑳ Service Complex |
| ② College of Nanoscale Science & Engineering | ⑪ Computing Center | ㉑ Humanities Building | ㉒ New Data Center |
| ③ Empire Commons | ⑫ Fine Arts Building | ㉒ Education Building | ㉓ Physical Education Building |
| ④ Building 25 | ⑬ Earth Science & Mathematics Building | ㉔ Campus Center | ㉔ Air Structure |
| ⑤ Colonial Quad | ⑭ Social Sciences Building | ㉕ Physics Building | ㉕ SEFCU Arena |
| ⑥ State Quad | ⑮ University Library | ㉖ Chemistry Building | ㉖ Multi-Sport Athletic Facility |
| ⑦ New Business School | ⑯ Lecture Center | ㉗ Dutch Quad | ㉗ Grounds Complex |
| ⑧ University Hall | ⑰ Performing Arts Center | ㉘ Science Library | ㉘ University Police |
| ⑨ Business Administration Building | ⑱ Biology Building | ㉙ Indian Quad | ㉙ Boor Sculpture Studio |
| | | | ㉙ Liberty Terrace |

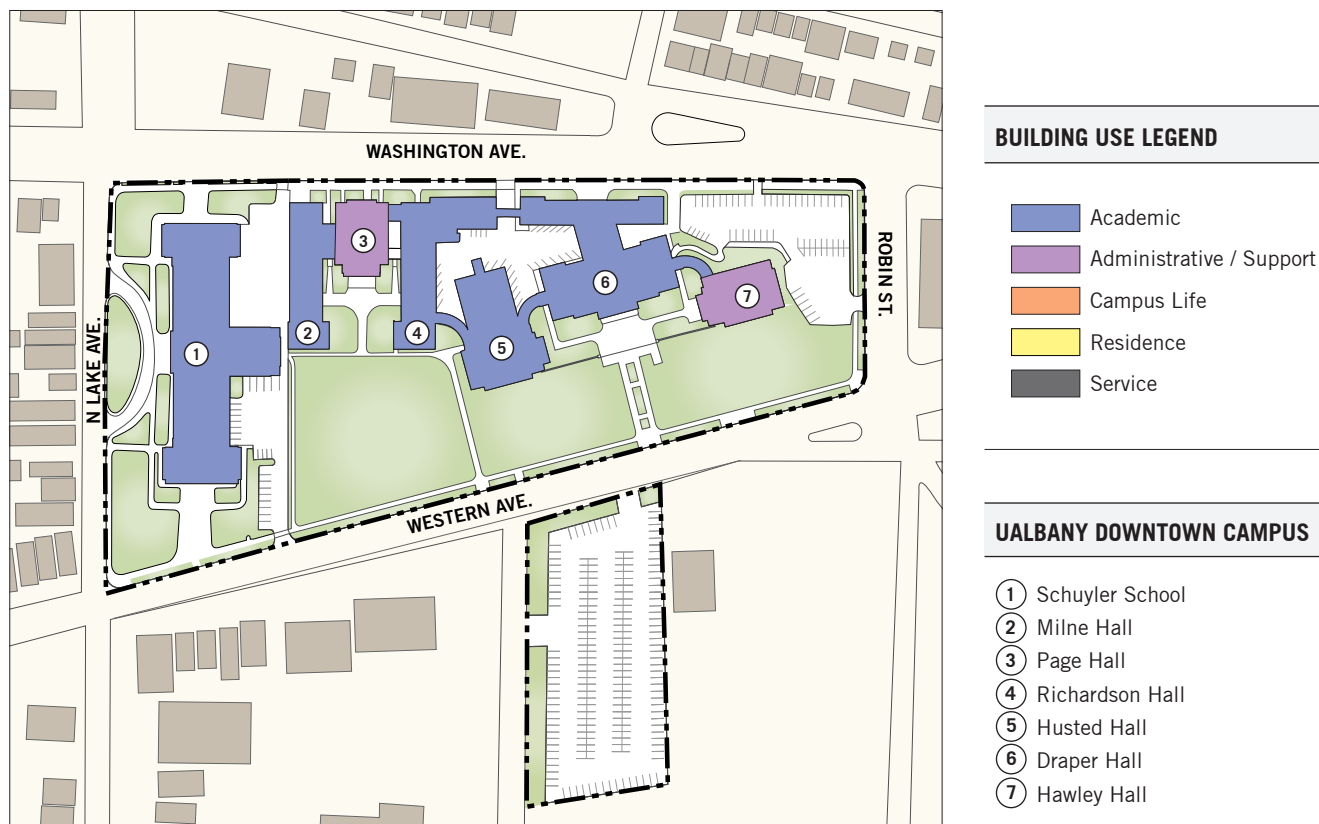


FIGURE 03.8 Downtown Campus building use

DOWNTOWN CAMPUS

The Downtown Campus is home to Rockefeller College of Public Affairs & Policy, the School of Criminal Justice, the School of Social Welfare, and components of the College of Computing and Information. The campus also contains general purpose classrooms, a modest food service venue, the Dewey Graduate Library at Hawley Hall, and a performance venue at Page Hall.

Situated within a mile of the New York State Capitol building between Washington and Western Avenues, the Downtown Campus was the primary location for the University and its predecessor, the New York State Academy for Teachers, prior to construction of the Uptown Campus. It was constructed in phases, with the first phase completed in 1909 and the final phase completed in 1951.

The Downtown Campus exists within a larger Albany neighborhood that includes a number of institutions of higher education and is home to many off-campus student residents. The City of Albany, recognizing the opportunity to revitalize this unique zone, conducted an Education District Enhancement Study

in 2011. The study identifies recommendations in the areas of traffic, pedestrian, and bicycle circulation; zoning and code enforcement; streetscape revitalization; landscape and open space improvement; and branding.

EAST CAMPUS

In 1996 the University at Albany Foundation acquired the former Sterling Winthrop pharmaceutical complex in East Greenbush, New York, across the Hudson River from downtown Albany. Since that time the Foundation has worked with the University to develop the site into what is today the East Campus, a collaborative biotech campus that provides leased office space and high-tech laboratories with universal access to common spaces and services.

The campus consists of nine buildings that are owned by the UAlbany Foundation, and two additional buildings that are under private ownership. The George Education Center is the principal home to the School of Public Health. The Cancer Research Center is the location for the research center of the same name. The Sterling Winthrop Complex is comprised of five buildings that contain the UAlbany Loan Servicing Center as well as a number of



FIGURE 03.9 East Campus building use

health-related private tenants and private entities. The final two buildings are the Central Power Plant and the Surgery Suite, co-located with the plant. The buildings under private ownership on the site include the Bruno Biotech Development Center and the Taconic Biotechnology building.

Unlike the Uptown and Downtown Campuses, the University at Albany Foundation maintains ownership of facilities at the East Campus. As such, capital investment to East Campus buildings is not available through traditional SUNY/SUCF means, thus requiring special consideration.

OTHER PROPERTIES

In addition to its three major campus locations, UAlbany also owns a complex of dormitories at Alumni Quad located between the Uptown and Downtown Campuses on Western Avenue; occupies a number of leased facilities in Albany; and operates an atmospheric science field station at the Whiteface Mountain Observatory north of Lake Placid, New York. Other facilities include the following:

- 5 Englewood Place – President's House (University at Albany Foundation ownership)
- 13 Henry Johnson Boulevard, 411 and 415 State Street – home of the Rockefeller Institute of Government
- 22 Corporate Woods Boulevard – Center for Workforce Development
- 80 Wolf Road – Institute for Traffic Safety Management & Research
- 99 Pine Street – Center for International Development
- 299 Washington Avenue – Psychology Services Center
- 400 Patroon Creek Road – University Health and Counseling Centers
- 423 State Street – The University at Albany Foundation
- 1535 Western Avenue – Child Study Research Center
- University Administration Building and Management Services Center – Various administrative functions

RENOVATION REQUIREMENTS

A critical component of the FMP is conducting an assessment of the condition of UAlbany's existing non-residential facilities, identifying the facilities that require renovation, and establishing an implementable plan for the renovation. As outlined in the plan guiding principles, the FMP promotes responsibility and stewardship by seeking to maximize the value of existing facilities resources through effective reuse and renewal.

The assessment of the physical conditions of non-residential, state-owned buildings is conducted through a building conditions assessment survey (BCAS). The UAlbany BCAS was conducted as a joint effort by UAlbany and the SUCF in 2007 and updated as part of the FMP planning process in 2011. The BCAS evaluates buildings based on four major categories: building exterior, building interior, mechanical and plumbing systems, and electrical infrastructure. Findings from the BCAS inform the renovation requirements that must be incorporated into the FMP.

The UAlbany BCAS indicates that the University faces significant renovation requirements of existing non-residential facilities on the Uptown and Downtown Campuses totaling over 2.3 million GSF of space.

These renovation requirements largely reflect the advanced age of buildings. Nearly 65% of UAlbany's non-residential facilities inventory on its main campuses (Uptown, Downtown, East, CNSE, Whiteface Mountain) was constructed over 40 years ago. During past capital plan cycles the University was not able to renovate these buildings at a fast enough rate, and as a result a sizable deferred maintenance backlog has accumulated.

IMPORTANCE OF RENOVATION

UAlbany is the steward of significant past investment by the state of New York in the form of state-owned facilities at its Uptown and Downtown Campuses. It is responsible for ongoing and upkeep

of its legacy facilities. To meet its obligation, the University identified in its strategic plan a target of completing renovation of legacy facilities in a 30-year time frame, by 2040.

The FMP must approach renovation aggressively in order to renovate the identified quantity of space, over 2.3 million GSF, within 30 years. To achieve this, the FMP must implement multiple renovation projects simultaneously and begin immediately in the 2013 to 2018 capital plan cycle.

GUIDING PRINCIPLES FOR RENOVATION

The sheer magnitude of renovation required at legacy non-residential facilities on the Uptown and Downtown Campuses presents the opportunity to achieve significant change in the University's physical environment through renovation. To this end, the FMP outlines the following guiding principles for renovation:

- Consider the desired long-term location for program and move units to their desired long-term location as directly as possible.
- Renovate buildings once to construct beautiful, permanent program space.
- Renovate large, contiguous zones of space for maximum impact, best quality of space, and best use of renovation funding. Where possible, renovate entire buildings in a single phase.
- Align the architectural capabilities of buildings with the program needs to create more effective spaces and achieve economical projects.

| CAMPUS | BUILDINGS | GSF* |
|------------------------------------------------|-----------|------------------|
| Uptown Campus | 20 | 1,961,693 |
| Downtown Campus (including Schuyler School) | 6 | 354,839 |
| TOTAL | 26 | 2,316,532 |

TABLE 03.4 Renovation requirements

**Gross square feet, or GSF, is a measurement that includes all space within the outside face of the exterior walls for each floor. GSF is employed to calculate renovation and new construction cost estimates.*

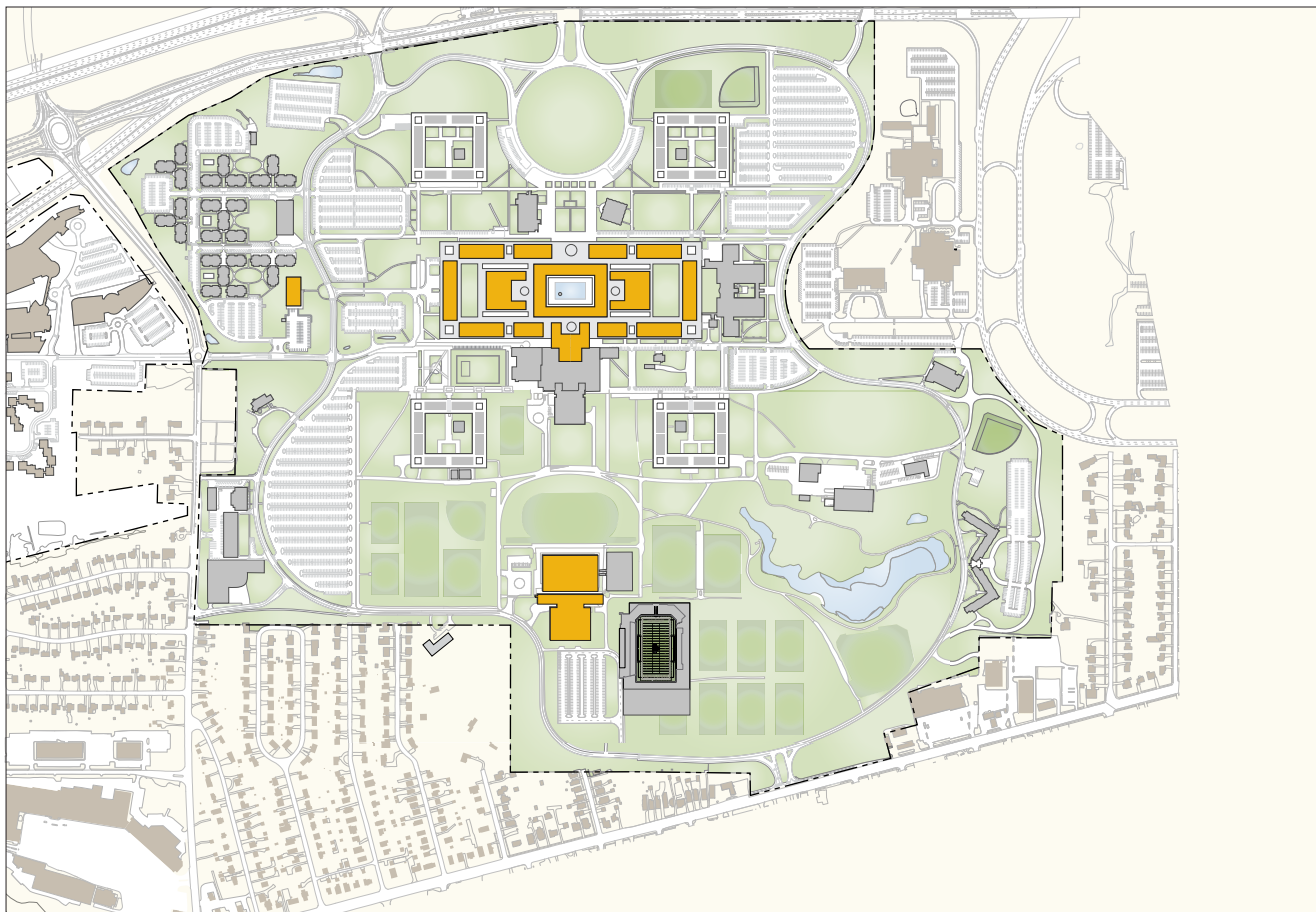


FIGURE 03.10 Uptown Campus non-residential buildings that require renovation

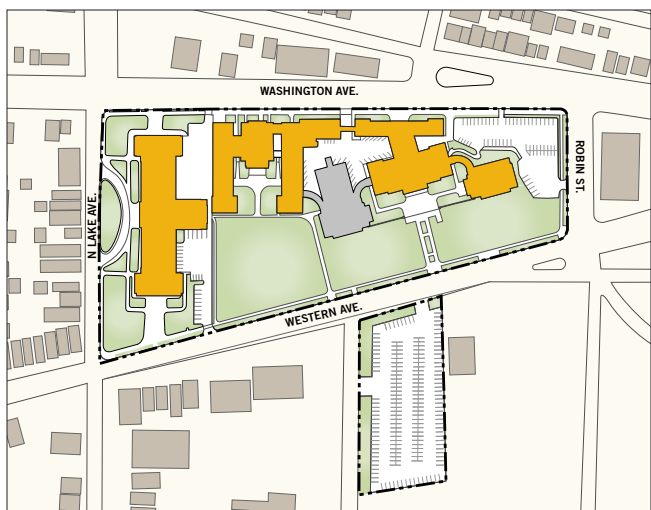


FIGURE 03.11 Downtown Campus non-residential buildings that require renovation

CAMPUS DEVELOPMENT POTENTIAL

Even with the robust inventory of existing facilities, further development on the UAlbany campuses in the form of new construction is inevitable. Under the FMP, each new building will serve a dual role, vacating existing buildings to facilitate their renovation and expanding the overall facilities inventory to meet the space needs associated with growth in students, faculty, and staff. The first new building to achieve this under the FMP will be the new Emerging Technology and Entrepreneurship Complex (ETEC) building on the east side of the Podium on the Uptown Campus.

The quantity of additional space UAlbany requires is outlined in the following chapter, **04 Space Needs**. This assessment of existing conditions establishes guiding principles for campus development, identifies potential sites, and outlines opportunities and constraints of each site.

GUIDING PRINCIPLES FOR CAMPUS DEVELOPMENT

The FMP approaches campus development from a holistic perspective. Close consideration is given to the capabilities of existing buildings, the organization of buildings and program on the campuses, and the very limited availability of sites for new construction on the physical campuses. The FMP outlines the following guiding principles for development and new construction:

- Consider the capabilities of the University's existing inventory in determining the total quantity of new facilities required. Build only what is truly needed for expansion and avoid overbuilding.
- Add new program space to the University's inventory that cannot be effectively created through renovation of existing facilities or that allows existing facilities to be repurposed for other, more appropriate functions.
- Do not locate new construction projects in the identified restricted development zones.
- Consider the University's dense construction and very restricted implementation capabilities when identifying new construction projects and plan for the construction of only one project at a time within each major zone of campus.

EXPAND SPECIALIZED FACILITIES PROXIMATE TO EXISTING

In several instances specialized facilities at UAlbany are physically clustered, particularly on the Uptown Campus. For example, the East Podium contains a contiguous zone of sciences facilities in legacy buildings and at the new Life Sciences Research Building. Most indoor and outdoor facilities for athletics and recreation are co-located on the south side of the Uptown Campus.

The FMP recommends maintaining the locations of existing clusters of specialized facilities. As expansion is required, the development should occur proximate to existing facilities, allowing old and new spaces of different architectural capabilities to complement one another, magnifying the value of each.

BUILD NEW FOR LOW-IMPACT FUNCTIONS TO VACATE HIGH VALUE SPACES

UAlbany is currently using a significant number of prominent spaces for storage functions. The situation is particularly acute in buildings on the Podium which are characterized by high-demand for space and the inability to expand.

To free up valuable space on the Podium and in other prominent locations, the FMP recommends construction of a new storage facility to accommodate books, collections, archives, and records. From an economic point of view the storage space type can be built at a lower cost than more expensive academic or student life spaces more appropriately suited for location on the Podium.

DO NOT BUILD ON RESTRICTED DEVELOPMENT ZONES

The FMP identifies a series of restricted development zones where new construction may not occur. Preservation of the open spaces surrounding the Podium and residential quads will protect the design intent and the experience of the Podium and Uptown Campus. Maintenance of a clear perimeter around Indian Pond is recommended to preserve the natural quality of its landscape.

PLAN FOR ONE PROJECT AT A TIME

Taken together, the renovation and new construction projects that will emerge from the FMP over the course of the next 30 years will be considerable. Implementation of these projects must not hamper the University's ability to deliver high quality instruction and support the student experience.

To ensure effective implementation, the FMP establishes a guideline to limit the number of simultaneous new construction projects that may occur to one within each major precinct of the campuses. Major precincts include (a) at the Podium, (b) at the Athletics & Recreation zone, and (c) on the Downtown Campus.

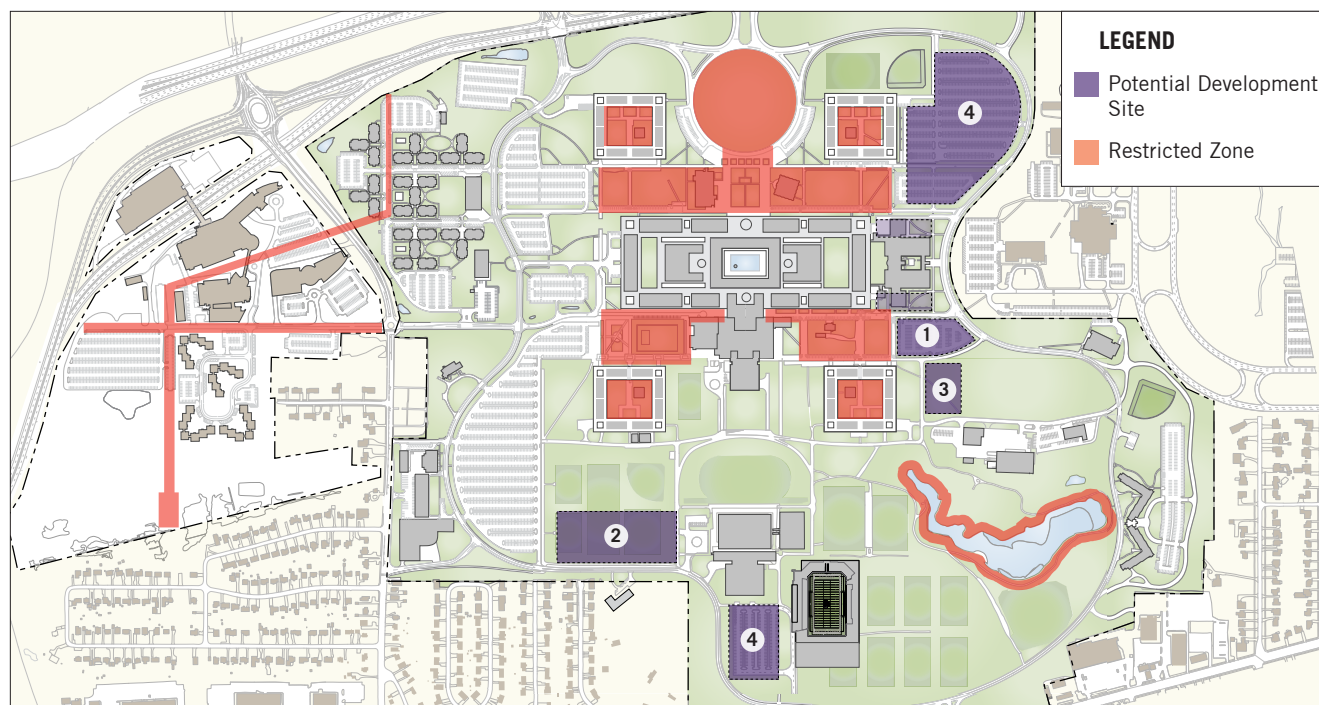


FIGURE 03.12 Uptown Campus potential development sites

1. EAST PODIUM BUILDING

- Construction of the new NYSUNY 2020 building, ETEC, will occur in the 2013 to 2018 capital plan cycle. The FMP recommends a location adjacent to the East Podium to expand the existing contiguous zone of science facilities.
- A site on the parking lot south of the Life Sciences Research Building is identified for proximity that minimizes conflict with existing buildings.
- Connectivity is recommended between the new ETEC building and existing buildings at the Podium basement level to support circulation and transport of supplies.

2. ATHLETICS & RECREATION BUILDING

- Expansion for athletics and recreation functions is anticipated to occur, driven by Division I athletics and the new Campus Recreation department. Expansion is recommended to occur proximate to existing facilities.
- Reserve a building footprint large enough to accommodate an indoor track and facilitate the eventual removal of the existing Air Structure, which will require replacement.
- Design and construction in the Athletics & Recreation zone may occur in the 2013 to 2018 capital plan cycle.

3. STORAGE FACILITY

- Construction of a new storage facility is recommended to allow relocation of storage functions from existing buildings, particularly at the Podium.
- A site adjacent to the east of Indian Quad is identified for its proximity to existing campus service buildings and its capacity to accommodate new development.
- Design and construction on this site may occur in the 2013 to 2018 capital plan cycle.

4. UPTOWN PARKING STRUCTURE

- The FMP supports UAlbany's 2004 *Parking Study* and 2009 *Campus Heritage Preservation Plan*. To increase parking supply without overtaking green space proximate to the Podium and residential quads, the FMP recommends constructing a low-rise parking structure.
- The FMP identifies two potential sites for the parking structure, however recommends a detail study be conducted to determine the final site. The site should be located at an existing parking lot so as to not further reduce the impervious surface on campus.
- Construction on the site should be feasible in the 2013 to 2018 capital plan cycle but must be coordinated with the appropriate adjacent building project.

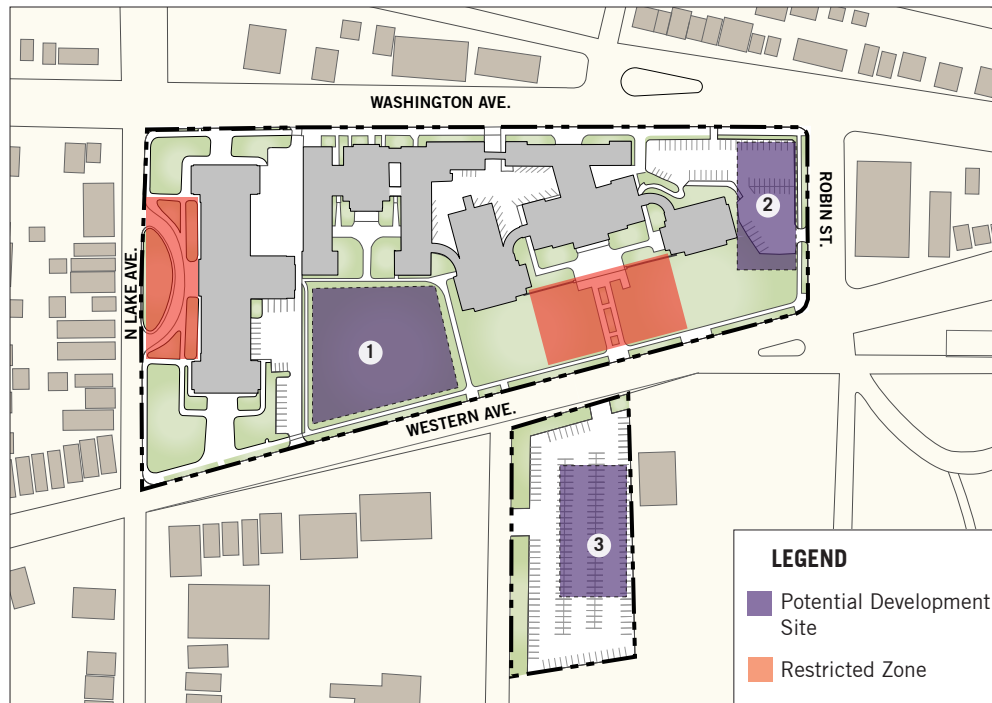


FIGURE 03.13 Downtown Campus potential development sites

1. WESTERN AVENUE BUILDING

- The FMP recommends a new building be constructed on the open space along Western Avenue in front of Richardson, Page, and Milne Halls.
- The building is recommended to contain academic program functions due to its location, the size of the potential site, and its placement in the implementation timeline.
- The building presents the opportunity to establish an interior courtyard on the Downtown Campus in front of Page Hall, establishing a more intimate scale of space that does not currently exist there.
- Design and construction on this site may occur in the 2018 to 2023 capital plan cycle.

2. HAWLEY HALL ADDITION

- The FMP recommends construction of an addition to the existing Hawley Hall, positioned the southeast of the existing building, along Robin Street.
- The addition is recommended to connect with Hawley Hall and contain program that would allow the main space in Hawley Hall to be returned to its original use as an auditorium or gathering space.
- The addition will physically punctuate the Downtown Campus on its east side and should be designed to “face” the adjacent community in this direction.
- A design start on this site may occur in the 2013 to 2018 capital plan cycle, concurrent with the renovation of the Schuyler School.

3. DOWNTOWN PARKING STRUCTURE

- Activity is expected to increase on the Downtown Campus over the course of the FMP planning period, placing increased demands on parking. This increase in demand may be coupled with a potential reduction in supply with the existing Hawley Parking Lot taken offline for construction and staging for a new building. The FMP recommends meeting parking needs through a combination of demand reduction and supply increases.
- To increase parking supply without overtaking limited open space on the Downtown Campus, the FMP recommends constructing a low-rise parking structure of 250 to 300 spaces on the Thurlow Parking Lot.
- Design and construction on this site may occur in the 2013 to 2018 capital plan cycle.

CAMPUS INFRASTRUCTURE REQUIREMENTS

Campus infrastructure is the combination of systems that supports the effective functioning of a campus. They often form the background of a campus experience, only noticed when they do not function properly, yet are critical to nearly every aspect of day to day operations.

An overview analysis of all campus infrastructure systems was conducted as part of the FMP. This includes high temperature hot water, chilled water, electrical distribution, storm water, sanitary sewer, domestic water, and natural gas, and information technology, as well as campus vehicular and pedestrian circulation systems, service access, and parking. This consolidated report presents the key findings that result in significant capital projects: heating, cooling, and distribution; electrical and emergency power; and parking.



Service Building A: Office of Facilities Management

UPTOWN CAMPUS

HEATING, COOLING, AND DISTRIBUTION

Heating and cooling is provided on the Uptown Campus through the use of high temperature hot water (HTHW) and chilled water (CHW). The campus' current peak winter heating load is approximately 120 MMBTU, with an additional 6 MMBTU coming online with the New Business School Building, the new Data Center, and the RNA Lab at the Life Sciences Research Building. The peak summer cooling load is 3,200 tons, with an additional 800 tons coming online with the above mentioned new facilities. These figures do not include the new Campus Center additions, scheduled for completion in 2015.

Heating and cooling on the Uptown Campus is primarily provided by the central heating and cooling plant located in the Services Complex, which produces HTHW and CHW to serve most buildings on the campus. The central plant does not serve the CSNE campus, Empire Commons, Liberty Terrance, Freedom Apartments, and the off-Podium Building 25, University Police Department, Grounds Building, Sculpture Studio, and Management Services Center. The plant contains:

- Four HTHW boilers with a total available capacity of 330 MMBTU (with 230 MMBTU available for heating capacity allowing for a redundancy),
- Five chillers with a total available capacity of 7,000 tons and two cooling towers with a total available capacity of 6,600 tons.

The Uptown Campus contains additional heating and cooling facilities at three locations. The Life Sciences Research Building contains two backup chillers of 260-tons each to serve the vivarium when central plant CHW is not available, and a backup high-pressure steam boiler for selected loads. The chiller at the SEFCU Arena, serving it and the adjacent Physical Education Building, was recently upgraded to a new 400-ton chiller. Upon its completion, the new Data Center will contain two backup chillers of 380-tons each to serve the building and provide cooling capacity for the campus loop when central plant CHW is not available.

Analysis conducted under the FMP indicates that existing boilers on the Uptown Campus provide a sufficient amount of HTHW to support planned facilities expansion and the desired redundancy. No additional boiler capacity is anticipated to be required under the FMP. However, both the chiller and cooling tower capacity will require upgrade with facilities expansion to support the loads and meet current campus policies on equipment redundancy.



Parking on the Uptown Campus

HTHW and CHW is distributed to individual buildings through a network of distribution piping. The capacity of piping on the west side of the Podium was upgraded with the addition of the New Business School Building. The capacity of piping on the east side of the Podium will likely require comparable upgrade with the construction of the new ETEC Building.

ELECTRICAL AND EMERGENCY POWER

Electrical service to the Uptown Campus is provided at an Office of General Services (OGS) High Voltage Substation located along Interstate 90. Service is delivered to the Substation by National Grid. The incoming service is stepped down from 13.8 kV distribution voltage using four transformers in N+1 configuration and distributed along feeders that terminate in medium voltage switchgears located in campus buildings. The feeders are paired into three groupings, each assigned to a specific campus location:

- P1/P2 (500 MCM) serves the residential quads, peripheral buildings, and the CESTEM Building on the CNSE Campus,
- P3/P4 (350 MCM) serves legacy Podium buildings and new construction adjacent to the Podium,
- P5/P6 (500 MCM) serves the campus plant and will serve the New Data Center.

The University at Albany has established as a standard that the electrical load of new facilities should be assigned to the appropriate feeder, reflecting the above organization.

Analysis conducted under the FMP finds all three feeder pairs to be either near or at capacity with existing demand and planned future expansion, assuming that one feeder within each pair is to provide 100% back up for the other. The P1/P2 feeder pair is projected to accommodate the new ETEC and potentially the Life Sciences Research Building, which would put it near its capacity. The recorded KW demand shows that P3/P4 cannot support its peak load, assuming the desire for 100% back up. This situation will be made more acute with the completion of the New Business School and the Campus Center additions. The P5/P6 feeder pair will also be close to its capacity with future expansion within the Central Plant and completion of the New Data Center.

Redundancy is not maintained for electrical services. Additionally, all six feeders share the same power ductbank for the first 1.5 miles of ductbank coming from the Substation. A failure of any one feeder may impact the other five.

Recently constructed buildings on the Uptown Campus are built to current emergency power standards. Legacy buildings on the Podium, at the residential quadrangles, and in surrounding areas were not built to current emergency power standards and require upgrade with future redevelopment to support egress lighting, life safety systems, sprinkler pumps to boost water pressure for fire suppression, and elevators.

PARKING

The Uptown Campus contains more than 6,000 parking spaces in parking lots and on internal roadways for use by faculty, staff, students, and visitors. Parking on campus in any non-visitor lot requires vehicle registration and the display of a valid decal. Current University policy allows only sophomore, junior, senior, and graduate students to register vehicles for on-campus parking.

In 2004 the University at Albany conducted a Parking Study with Creighton Manning Engineering, LLP. The study focused on parking serving the Podium and residential quads on the Uptown Campus. It found that the University had sufficient parking but in many cases it is too distant for easy access. To meet future demand, it recommended that the University satisfy parking needs by addressing both parking demand and parking supply.

Extending parking limitations to sophomore students, encouraging use of alternate and public transportation, and evening out the scheduling of courses across the week may have the effect of reducing the total parking demand. To increase parking supply, the parking study and FMP recommend construction of a new, low-rise parking structure on top of an existing paved parking lot to be provided proximate to the Podium and residential quads without overtaking green space. Potential sites for the parking structure are outlined in the campus development potential section. The parking structure is recommended to provide about 400 spaces.

DOWNTOWN CAMPUS

HEATING, COOLING, AND DISTRIBUTION

Heating is provided on the Downtown Campus through the use of low pressure steam. The campus' current peak winter heating load is approximately 14.3 MMBTU (this figure excludes the future load of the Schuyler School).

Steam is produced at the central Richardson Hall plant, which contains four low pressure steam boilers with a total available capacity of 24.5 MMBTU. The boilers serve the six original buildings on the Downtown Campus (they do not serve the Schuyler School). Steam is distributed from the Richardson Hall plant to buildings through a network of distribution piping.

Currently only one building on the Downtown Campus is air conditioned, the recently renovated Husted Hall. A 170-ton chiller located in the basement of Richardson Hall serves the building.

The University at Albany has established a goal of converting heating on the Downtown Campus from a steam system to a more efficient hot water (HW) system. To support this transition and the anticipated facilities expansion, the campus requires the addition of significant boiler capacity and the replacement of its steam distribution piping with HW distribution piping.

To provide cooling to each building, the Downtown Campus requires significant chiller expansion, which the University would like to provide with a central plant to reduce maintenance and operations costs. The new chillers will require the addition of cooling towers and chilled water (CHW) distribution piping.

ELECTRICAL AND EMERGENCY POWER

Electrical service is provided to buildings on the Downtown Campus through four power company service feeders at Hawley Hall (120/208V), Milne Hall (120/208V), Richardson Hall (277/480V), and the Schuyler School. The connection at Richardson Hall serves that building as well as Draper, Husted, and Page Halls.

The FMP recommends maintaining the primary electrical service feeders entering at Hawley Hall, Milne Hall, and Richardson Hall. The service feeder at Schuyler Hall is recommended for upgrade to support an envisioned new additional, centralized campus heating and cooling facility that will be installed there. The FMP recommends new electrical service is provided for each new building constructed on the Downtown Campus.

All buildings on the Downtown Campus with the exception of Husted Hall, which was recently renovated, were not constructed to current emergency power standards and require upgrade with future redevelopment. The FMP recommends the addition of emergency generators to support egress lighting, life safety systems, elevators, and select mechanical loads.

PARKING

The Downtown campus contains nearly 300 parking spaces in the Hawley Parking Lot (faculty and staff) and Thurlow Parking Lot (student). Similarly to the Uptown Campus, parking on the Downtown Campus requires vehicle registration and the display of a valid decal. No overnight parking is allowed in the Thurlow Parking Lot. General parking is also available on the street in the vicinity of the Downtown Campus, and requires no permits.

As outlined in the campus development potential section, the FMP indicates all portions of the Hawley Parking Lot site as the potential location for construction of a new building and establishment of a new campus open space facing Washington Avenue. This would result in a reduction of parking supply on the Downtown Campus by approximately 65 spaces.

Due to the reduction in supply and anticipated expansion in programs offered on the Downtown Campus, the FMP recommends construction of a new, low-rise parking structure on top of the Thurlow Parking Lot. The parking structure is recommended to provide 250 to 350 spaces.



Downtown Campus parking and service lot

01
EXECUTIVE SUMMARY

02
INTRODUCTION

03
EXISTING CONDITIONS

04
SPACE NEEDS

05
PLAN STRATEGY

06
RENEWAL PLAN

A stylized, monochromatic illustration in shades of gray serves as the background. It depicts a person from the chest up, wearing a hard hat and a safety vest with reflective stripes. The person is shown in profile, facing right, with their hand near their face in a thoughtful or listening pose. The illustration uses bold, geometric shapes and smooth gradients to create a modern, graphic look.

04 SPACE NEEDS

PLANNED GROWTH

UAlbany projects significant growth in its student, faculty, and staff populations over the course of the FMP planning period. Growth is projected to occur in two phases.

The first phase of growth is driven by the initiatives outlined in UAlbany's NYSUNY 2020 Challenge Grant plan. The educational and economic impact of the new Emerging Technologies and Entrepreneurship Complex (ETEC) will result in the addition of 187 new faculty researchers and 1,350 new undergraduate and graduate students to the University's population by the end of the 2013 to 2018 capital plan cycle. Furthermore, it will create 735 new permanent jobs and 1,587 new construction jobs in the Capital Region.

In the out-year of the FMP planning period the University projects an additional enrollment growth of 1,750 undergraduate and graduate students for a total enrollment near 20,000 students.

| | UNDERGR STUDENT FTE | GR STUDENT FTE | TOTAL STUDENT FTE | FACULTY FTE |
|-----------------|---------------------------|----------------------|-------------------------|----------------|
| TODAY | 12,507 | 3,740 | 16,246 | 862 |
| INTER.- TERM | 13,340 | 4,448 | 17,789 | 970 |
| LONG- TERM | 14,548 | 4,885 | 19,433 | 1,066 |

Student full-time equivalent, or student FTE, is a unit of measure to equate student enrollment of various fractions of full-time status.

A full-time student equals one FTE. An undergraduate FTE is comprised of 15 credit hours and a graduate FTE is comprised of 12 credit hours.

Faculty full-time equivalent, or faculty FTE, is a unit of measure to equate faculty appointments of various fractions to full-time status. Full-time faculty equal one FTE. Part-time faculty appointment fractions are accumulated to an equivalency of full-time appointments.

TABLE 04.5 Student and faculty projections

NYSUNY 2020 CHALLENGE GRANT

In response to Governor Andrew Cuomo and the SUNY Chancellor Nancy Zimpher's NYSUNY 2020 Challenge Grant initiative, the University at Albany is pleased to advance a proposal that leverages \$35 million in capital funding to build a state-of-the-art research and development complex for emerging technologies and entrepreneurial leadership. This hub of innovation will bring together researchers, entrepreneurs, and investors, providing the technology transfer and commercialization resources to drive economic growth, create jobs, and enhance New York's competitiveness in key industries.

Guided by UAlbany's strategic goals, the University's approved Challenge Grant plan is powerfully aligned with both Governor Cuomo's New York Open for Business economic development agenda and SUNY's system-wide strategic plan, The Power of SUNY. As part of the university-wide NYSUNY 2020 initiative, the plan will create and retain more than 2,500 jobs, attract new companies to New York State, advance innovative research and technologies, and generate more than \$1.8 billion in economic impact throughout the Capital Region.



SPACE NEEDS

The University at Albany requires facilities expansion to provide students, faculty, and staff with the academic, research, and support facilities they need to succeed in achieving objectives outlined in the strategic plan and NYSUNY 2020 plan.

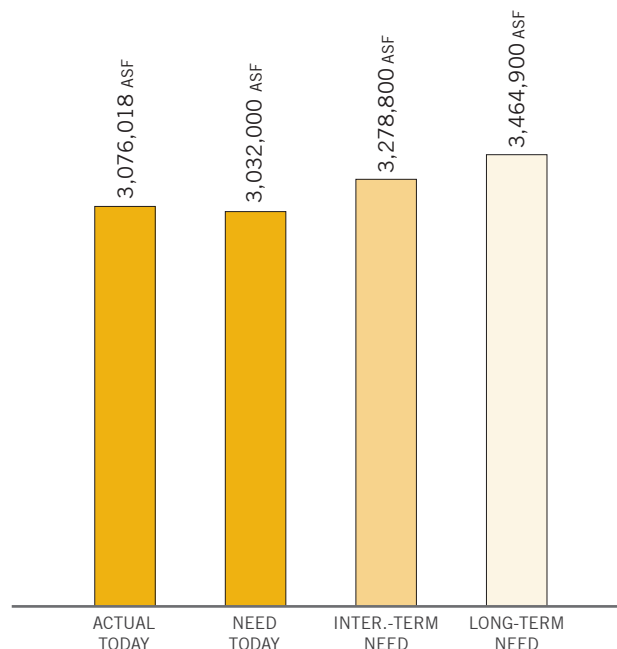
To understand the quantity and nature of needs, the FMP conducted an analysis of space needs for UAlbany. Effective space needs planning models an institution's facilities requirements with consideration for mission, programmatic direction, student enrollment projections, instructional staffing models, and current inventory distribution. A space needs assessment outlines the facilities required for an institution to support its existing and future population and program distribution. It serves as an important tool for the institution and state funding agency to model, prioritize, and develop capital budgets for future facilities use.

The space needs assessment for UAlbany provides a snapshot of current and future needs. The assessment is the complication of two components, an academic space needs assessment and a support space needs assessment.

The academic space needs are determined by building a profile for each academic department with current and projected student, faculty, and staff FTE, and weekly student contact hours of instruction. A series of space factors, or target square footage designations, are applied to this data. The space factors are based on established SUNY and UAlbany guidelines. The space needs for general purpose classrooms are determined based on the academic department profile weekly student contact hour data.

The support space needs are determined using an aggregate student FTE-based model. This approach allocates space based on UAlbany's student FTE range, employing programming metrics established by the SUNY system for various space types.

The space needs assessment is intended to function as a modeling tool to aid UAlbany and the SUCF in space planning and capital budgeting. The assessment is not intended to replace future detailed program studies or the programming phase associated with the capital projects identified in the FMP. Additionally, the assessment is a statement of the quantity of space needed given anticipated initiatives and student enrollments and is not manipulated to reflect the quality of the existing facilities.



The above diagram includes facilities at all UAlbany locations. Schuyler School is included in the existing ASF as available but inactive space.

The near-term need is defined as need by the end of the 2013 to 2018 capital plan cycle, associated with NYSUNY 2020 growth. Long-term need is defined as need associated with out-year growth, for capital plan cycles beyond 2023.

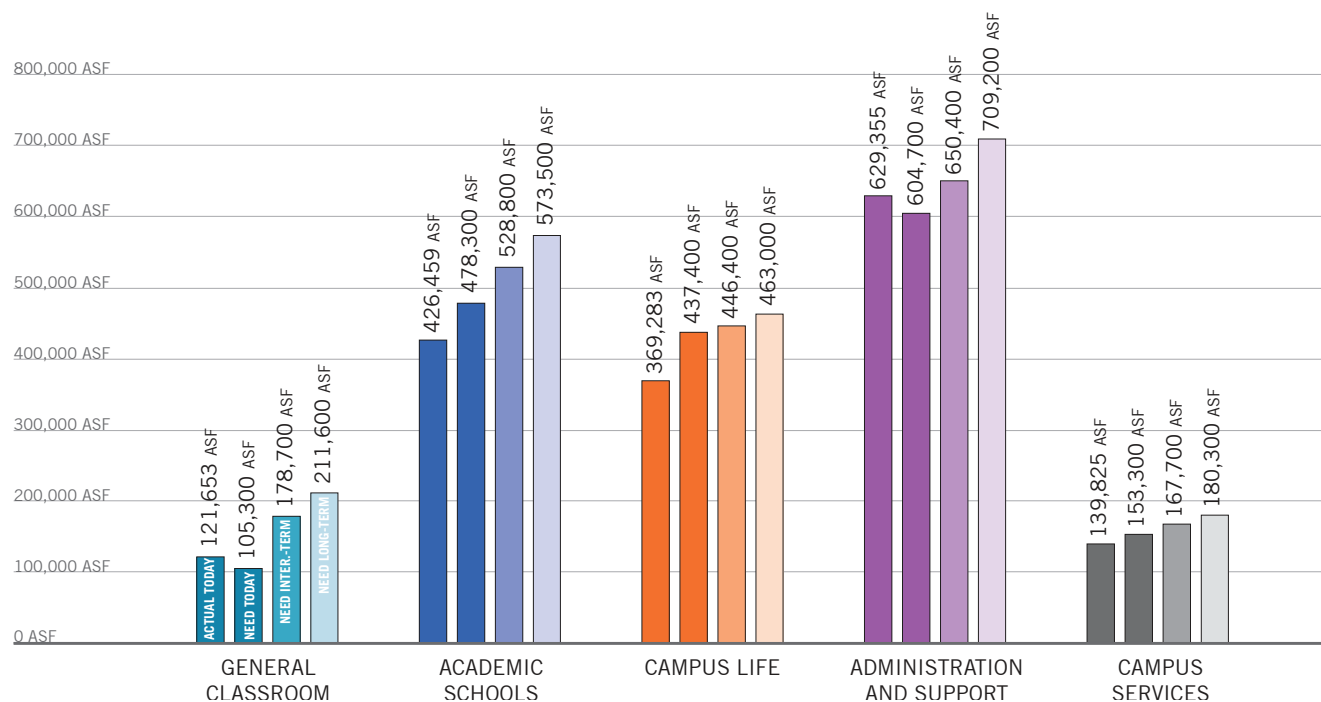
Assignable square feet, or ASF, is a measurement of the spaces that can be assigned to an occupant or specific use. ASF does not include the following: mechanical spaces; non-assignable circulation spaces; stairways, elevators, and other vertical shafts; the thickness of walls. ASF indicates a building's capacity for occupants or "program."

FIGURE 04.14 Projected non-residential space needs

UPTOWN CAMPUS

The space needs assessment for the Uptown Campus is organized into five categories: General Classrooms, Academic Schools and Divisions, Campus Life, Administration and Support, and Campus Services (defined to the right). The assessment reflects space needs for all academic and support programs that are currently located on the Uptown Campus, including the College of Arts and Sciences, the College of Computing and Information (Computer Science and Informatics only), the School of Business, and the School of Education.

Findings indicate that the Uptown Campus requires the addition of approximately 222,200 ASF of facilities to meet intermediate-term need and 387,800 ASF of facilities to meet long-term need.



The intermediate-term need is defined as need by the end of the 2013 to 2018 capital plan cycle, associated with NYSUNY 2020 growth. Long-term need is defined as need associated with out-year growth, for capital plan cycles beyond 2023.

Assignable square feet, or ASF, is a measurement of the spaces that can be assigned to an occupant or specific use. ASF does not include the following: mechanical spaces; non-assignable circulation spaces; stairways, elevators, and other vertical shafts; the thickness of walls. ASF indicates a building's capacity for occupants or "program."

FIGURE 04.15 Uptown Campus non-residential space needs

| | |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GENERAL CLASSROOMS | <ul style="list-style-type: none"> The increased need over the planning period is driven by growth in the student population, which results in increased hours of student instruction. The near-term surge reflects a higher ASF per station target employed in the projected figures over existing. |
| ACADEMIC SCHOOLS | <ul style="list-style-type: none"> The College of Arts and Sciences Divisions of Humanities and Social Sciences currently experience a facilities deficit of approximately 30%. The space needs of each division are projected to increase by approximately 50% of existing with planned FMP growth. The space needs of the College of Arts and Sciences Division of Sciences and Mathematics are projected to increase by approximately 8% of existing with planned FMP growth. The FMP recommends expansion of specialized sciences facilities be provided at the East Podium, proximate to existing. The space needs of the College of Arts and Sciences Division of Visual and Performing Arts are projected to increase by approximately 12% of existing with planned FMP growth. The College of Computing and Information space needs are driven largely by the new allocation of facilities for the Informatics department. The School of Business space needs will be met in the near-term with their relocation to the new business school building. The School of Education experiences the most significant current and future space deficit. |
| CAMPUS LIFE | <ul style="list-style-type: none"> The increased need over the planning period is driven by growth in the student, faculty, and staff population, which results in greater demand for all campus life spaces. The space needs for athletics and recreation facilities are projected to increase to reflect the demands produced by both Division I intercollegiate athletics and the increase role of campus recreation. |
| ADMINISTRATION AND SUPPORT | <ul style="list-style-type: none"> The increased need over the planning period is driven by growth in the student, faculty, and staff population, which results in greater demand for many administrative and support functions. The libraries are recommended for net total reduction in space needs, achieved through increasing the use of alternative collections storage models that reduce the total space allocation required. The information technology space needs will be met in the near-term with their relocation to the new Data Center building. |
| CAMPUS SERVICE | <ul style="list-style-type: none"> The increased space needs over the planning period is driven by growth in the University's population and facilities inventory. |

SPACE CATEGORIES

General Classrooms – Includes shared instructional teaching spaces in the form of classrooms, seminar rooms, lecture halls and instructional computer labs.

Academic Schools and Divisions – Includes all academic department-assigned spaces for faculty, staff, and graduate student offices; support functions such as work rooms and conference rooms; class laboratories; research spaces; and other special use spaces.

Campus Life – Includes all spaces used by students, faculty, and staff for recreational purposes, lounges, student organization facilities, merchandising facilities, food service venues, assembly and exhibition spaces, and facilities that support athletics and campus recreation.

Administration and Support – Includes all spaces for non-faculty administrative offices, including dean's offices, libraries, student services and other academic support offices, information technology, child care, student health center, and center, institute, and research space that is not assigned directly to academic departments.

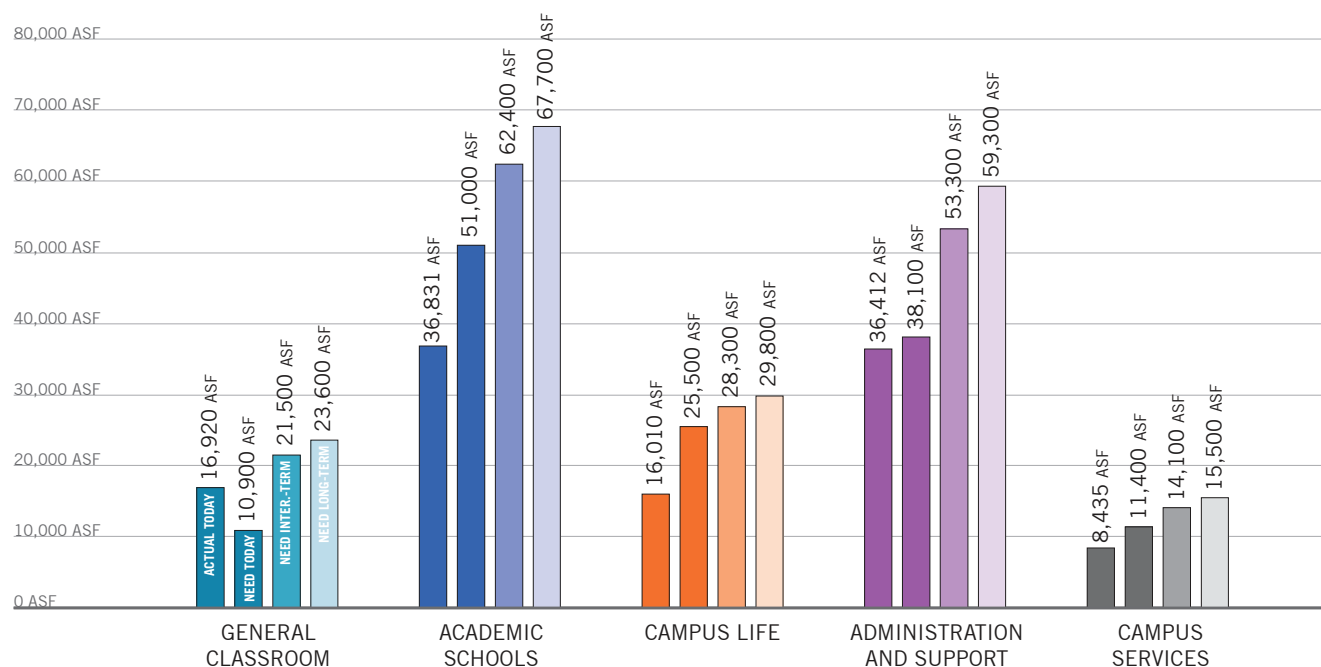
Campus Services – Includes all campus and building services spaces for “back of house” campus facilities operations, general storage, campus safety, building storage, and local building custodial spaces.

DOWNTOWN CAMPUS

The space needs assessment for the Downtown Campus is organized into the same five categories as the Uptown Campus: General Classrooms, Academic Schools and Divisions, Campus Life, Administration and Support, and Campus Services (categories are defined under the Uptown Campus). The assessment reflects space needs for all academic and support programs that are currently located on the Downtown Campus, including the College of Computing and Information (Information Studies only), Rockefeller College of Public Affairs and Policy, the School of Criminal Justice, and the School of Social Welfare.

However, while numerically the Downtown Campus does not require additional facilities to support programs, the FMP recommends father new construction to accommodate the types of space the campus requires. The Downtown Campus faces a particular deficit of spaces to support student life, which often are more difficult to accommodate in legacy buildings due to their plumbed services and technology requirements.

Findings indicate that with the addition of the Schuyler School to the inventory, the Downtown Campus does not numerically require additional space to meet the needs of the programs currently located there. Prior to the addition of the Schuyler School, the campus required the addition of approximately 24,200 ASF of facilities to meet intermediate-term need and 40,500 ASF of facilities to meet long-term need.



The intermediate-term need is defined as need by the end of the 2013 to 2018 capital plan cycle, associated with NYSUNY 2020 growth. Long-term need is defined as need associated with out-year growth, for capital plan cycles beyond 2023.

Assignable square feet, or ASF, is a measurement of the spaces that can be assigned to an occupant or specific use. ASF does not include the following: mechanical spaces; non-assignable circulation spaces; stairways, elevators, and other vertical shafts; the thickness of walls. ASF indicates a building's capacity for occupants or "program."

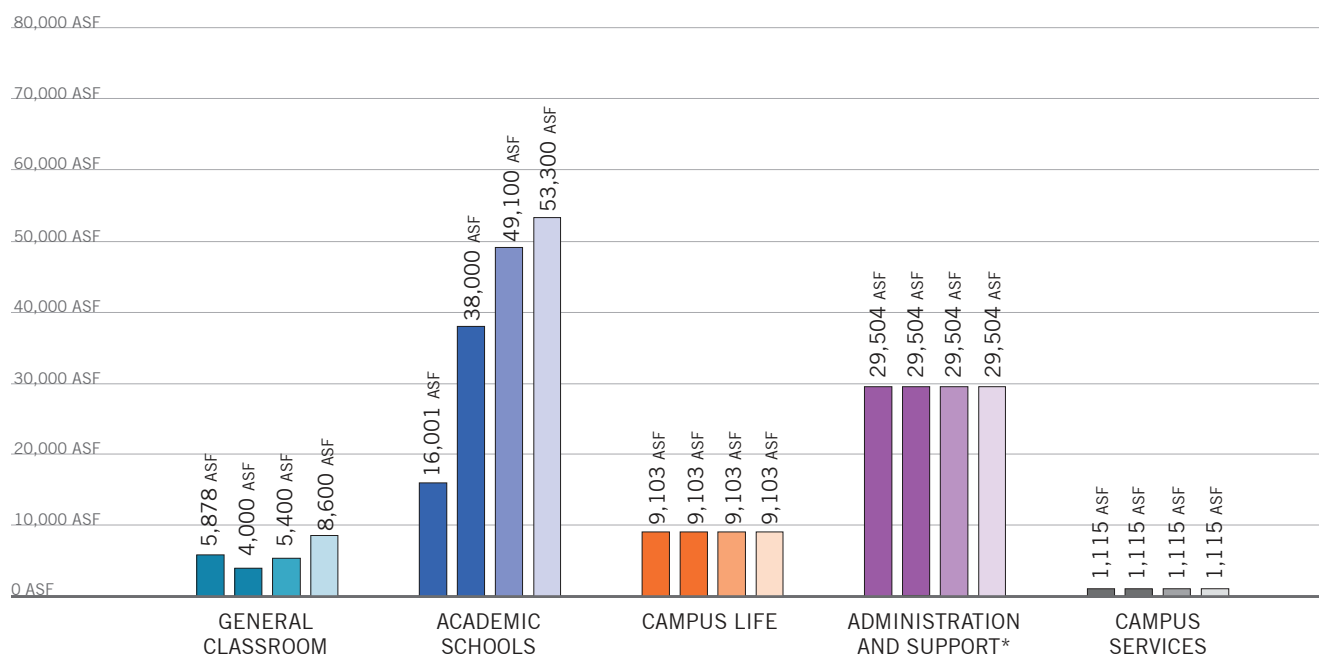
FIGURE 04.16 Downtown Campus non-residential space needs

| | |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GENERAL CLASSROOMS | <ul style="list-style-type: none">• The increased need over the planning period is driven by growth in the student population, which results in increased hours of student instruction.• The near-term surge reflects a higher ASF per station target employed in the projected figures over existing. |
| ACADEMIC SCHOOLS | <ul style="list-style-type: none">• The College of Computing and Information's department of Information Studies currently experiences a facilities deficit of approximately 40%. The space needs are projected to increase by an additional 40% with planned FMP growth.• Rockefeller College currently experiences a facilities deficit of approximately 50%. The space needs are projected to increase by an additional 30% with planned FMP growth.• The School of Criminal Justice currently experiences a facilities deficit of approximately 30%. The space needs are projected to increase by an additional 30% with planned FMP growth.• The space needs of the School of Social Welfare are projected to increase by approximately 30% with planned FMP growth. |
| CAMPUS LIFE | <ul style="list-style-type: none">• The increased need over the planning period is the result of a significant current deficit as well as growth in the student, faculty, and staff population, which results in greater demand for all campus life spaces.• The space needs assessment indicates a need for types of space that expected of a well-resourced campus, but currently absent from the Downtown Campus such as expanded food service, designated informal student study spaces, and a fitness center. |
| ADMINISTRATION AND SUPPORT | <ul style="list-style-type: none">• The increased need over the planning period is the result of current deficits as well as growth in the student, faculty, and staff population, which results in greater demand for many administrative and support functions.• The space needs assessment indicates a need for significantly more space for the research efforts and programs whose space needs are not assigned directly to academic departments. |
| CAMPUS SERVICES | <ul style="list-style-type: none">• The increased space needs over the planning period is driven by growth in the University's population and facilities inventory.• Additionally, the space needs account for a significant expansion in campus infrastructure that will be required to support facilities expansion. |

EAST CAMPUS

The space needs assessment for the East Campus is organized into the same five categories as the other campuses: General Classrooms, Academic Schools and Divisions, Campus Life, Administration and Support, and Campus Services (categories are defined under the Uptown Campus). The assessment reflects space needs for the School of Public Health, the only academic school located on the East Campus. The assessment does not recommend further allocation of space to support functions at the East Campus and therefore does not identify needs in those categories.

Findings indicate that the School of Public Health requires the addition of approximately 33,100 ASF of facilities to meet intermediate-term need and 37,200 ASF of facilities to meet long-term need.



The intermediate-term need is defined as need by the end of the 2013 to 2018 capital plan cycle, associated with NYSUNY 2020 growth. Long-term need is defined as need associated with out-year growth, for capital plan cycles beyond 2023.

Assignable square feet, or ASF, is a measurement of the spaces that can be assigned to an occupant or specific use. ASF does not include the following: mechanical spaces; non-assignable circulation spaces; stairways, elevators, and other vertical shafts; the thickness of walls. ASF indicates a building's capacity for occupants or "program."

FIGURE 04.17 East Campus non-residential space needs

**Administration and Support for the East Campus excludes external, non-UAlbany entities.*

| | |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GENERAL CLASSROOMS | <ul style="list-style-type: none">The increased need over the planning period is driven by growth in the student population, which results in increased hours of student instruction. |
| ACADEMIC SCHOOLS | <ul style="list-style-type: none">The School of Public Health space needs are the result of a significant current and future space deficit as well as the new allocation of facilities for the Biomedical Sciences department.The School of Public Health currently experiences a facilities deficit of approximately 55%. The space needs are projected to increase by an additional 40% with planned FMP growth. |
| CAMPUS LIFE | <ul style="list-style-type: none">The space needs assessment does not recommend further allocation of space to this category and therefore does not identify needs. |
| ADMINISTRATION AND SUPPORT | <ul style="list-style-type: none">The space needs assessment does not recommend further allocation of space to this category and therefore does not identify needs. |
| CAMPUS SERVICES | <ul style="list-style-type: none">The space needs assessment does not recommend further allocation of space to this category and therefore does not identify needs. |

CLASSROOM UTILIZATION

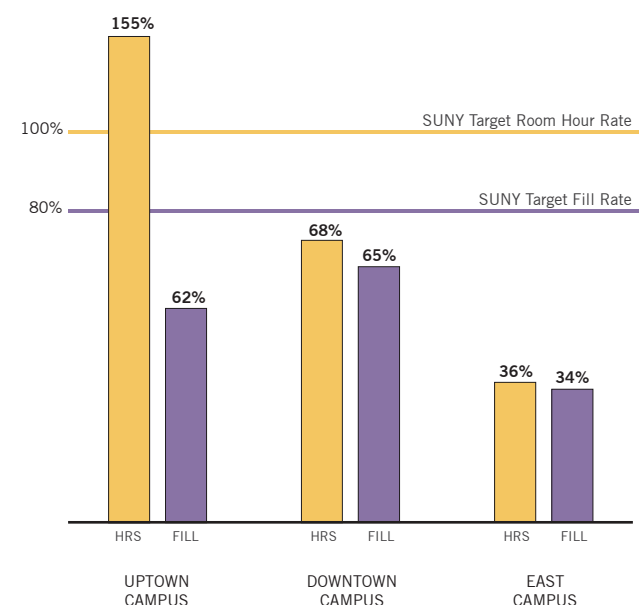
Classrooms represent about 7% of UAlbany's facilities inventory, however, they are the core of the University's teaching mission, housing approximately 80% of all instructional time. Classrooms by nature are more resource efficient than class labs, their instructional counterparts, both in terms of space requirements and construction and maintenance costs. An ideal classroom inventory is able to provide a high value at a modest cost.

Classroom utilization is measured using two factors: average room hour rate and average fill rate. The average room hour rate is the proportion of hours a room is scheduled in a week over the SUNY target of 35.4. The average fill rate is the proportion of the average students in a room over the total capacity, or number of stations available. The SUNY target for average fill rate is 80%.

The diagram to the right summarizes existing classroom utilization for the three UAlbany campuses. Rooms on the Uptown Campus are over-utilized in terms of room hours and under-filled. Rooms on the Downtown Campus are significantly under-utilized (in terms of room hours) and modestly under-filled. Rooms on the East Campus are significantly under-utilized in terms of room hours and fill rate.

Given the space limitations of the existing facilities, it is essential that UAlbany optimize its existing inventory of classrooms and lecture spaces on both Uptown and Downtown campuses so that they are running closer to capacity.

The FMP recommends that UAlbany schedule additional classes on the Downtown Campus, in conjunction with Downtown Campus improvements, to take advantage of available capacity and ease over-use on the Uptown Campus.



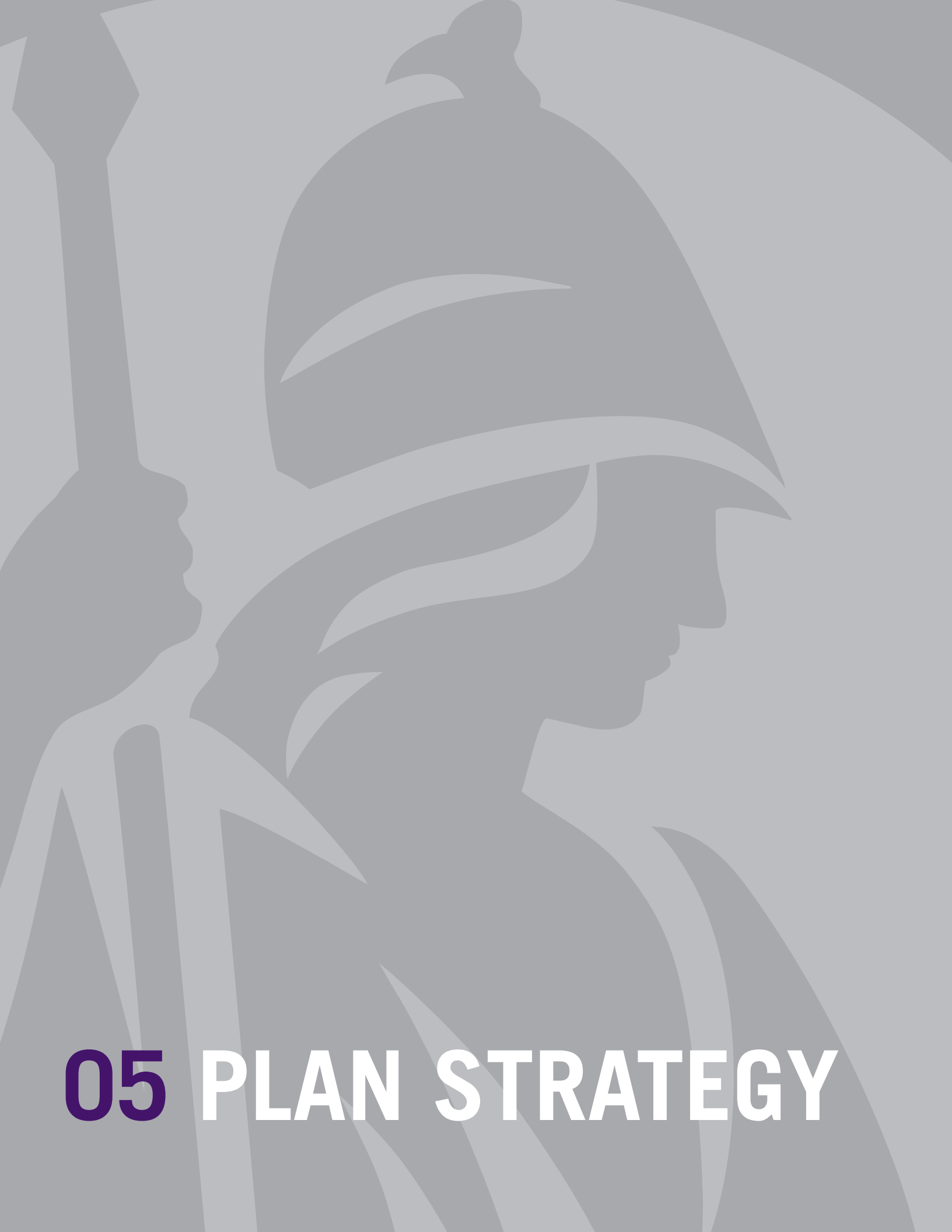
Utilization by room hour rate is a calculated value representing the ratio of the total number of hours per week a room is scheduled per week over a target. The SUNY system defines the target number of room hours for classrooms as 35.4 hours per week (a value of 100% equals 35.4 hours per week).

Utilization by fill rate is a calculated value representing the ratio of the average number of students enrolled in a room's course sections over the number of stations available in the room the section is scheduled in. The SUNY system defines the target fill rate for both classrooms and class labs as 80%.

FIGURE 04.18 UAlbany classroom utilization rates by campus

| ACADEMIC SCHOOLS | EXISTING ACTUAL | EXISTING NEED | INTER.-TERM NEED | LONG-TERM NEED |
|----------------------------------------------------------------------------------------|--------------------|------------------|---------------------|-------------------|
| UPTOWN CAMPUS | | | | |
| College of Arts and Sciences Division of Humanities | 34,484 | 46,200 | 46,900 | 52,800 |
| College of Arts and Sciences Division of Social Sciences | 60,280 | 75,500 | 85,800 | 96,600 |
| College of Arts and Sciences Division of Sciences and Mathematics | 242,264 | 219,900 | 243,100 | 261,200 |
| College of Arts and Sciences Division of Visual and Performing Arts | 55,540 | 55,600 | 60,000 | 62,200 |
| College of Computing and Information (Departments of Computer Science and Informatics) | 7,091 | 14,600 | 17,600 | 20,300 |
| School of Business | 11,846 | 28,400 | 32,900 | 36,700 |
| School of Education | 14,954 | 38,100 | 42,500 | 43,700 |
| SUBTOTAL | 426,459 | 478,300 | 528,800 | 573,500 |
| DOWNTOWN CAMPUS | | | | |
| College of Computing and Information (Department of Information Studies) | 8,473 | 8,500 | 10,100 | 11,800 |
| Rockefeller College of Public Affairs and Policy | 18,760 | 18,800 | 23,100 | 24,800 |
| School of Criminal Justice | 7,253 | 7,200 | 8,800 | 9,300 |
| School of Social Welfare | 16,475 | 16,500 | 20,400 | 21,800 |
| SUBTOTAL | 36,831 | 51,000 | 62,400 | 67,700 |
| EAST CAMPUS | | | | |
| School of Public Health | 16,001 | 38,000 | 49,100 | 53,300 |
| SUBTOTAL | 16,001 | 38,000 | 49,100 | 53,300 |
| TOTAL ACADEMIC SCHOOLS SPACE NEEDS | 479,291 | 567,300 | 640,300 | 694,500 |

TABLE 04.6 Space needs details for the academic schools and divisions



05 PLAN STRATEGY

PLAN STRATEGY

The FMP establishes a roadmap to putting in place the academic, research, and support facilities required for the university community to realize the goals and objectives set in its strategic plan and NYSUNY 2020 plan. Ultimately, the FMP contributes to spring boarding UAlbany to the next level.

As an existing, mature institution, UAlbany has many obligations. It has in place academic programs, research partnerships, and operational structures. It has made numerous prior commitments that it must meet. It stewards over 5 million GSF of non-residential buildings that require ongoing maintenance, much of which has been deferred over the past decades.

Looking to the future, the University sees tremendous opportunity for growth in order to meet its mission and continue to serve the citizens of the state of New York. As outlined in the NYSUNY 2020 plan, UAlbany intends to expand its existing areas of strength and establish new partnerships to create and retain jobs, attract new companies to the state, expand undergraduate educational opportunities, advance innovative research and technologies, and generate more than \$1.8 billion in economic impact throughout the Capital Region. To do so requires growth in students, faculty, and staff populations and expanded facilities.

The FMP was developed in this context, influenced by the drivers of both obligation and opportunity. The FMP effectively meets the needs of both drivers by following five key elements of plan strategy. The elements, outlined on the following pages, establish the basis for a renewal plan that address obligation in an efficient and expeditious manner while also allocating resources to new initiatives.

SCENARIO PLANNING

Final strategy and renewal recommendations of the FMP were developed as the outcome of much data gathering, analysis, and consideration of scenarios or “what-if” situations.

Called “scenario planning,” it is a strategic approach to planning for the future and its associated uncertainty. It is particularly useful in planning for complex environments, such as a university campus where many factors contribute in multifaceted ways to an eventual outcome.

Scenario planning is conducted by simulating multiple plausible futures. The process brings forward the implications of each scenario, and is particularly important in revealing the previously unexpected implications. Once simulated, the scenarios may be evaluated based on value parameters, which for the sake of this study include meeting the planning goals, cost, and implementability.

Planning for the future in this way allows organizations to make more informed decisions by providing better information about the direct and indirect implications of the choices. This ultimately contributes to improved decision making and reduced risk.

- 1 MAKE THE APPROPRIATE INVESTMENT AT EACH UALBANY CAMPUS**
- 2 COMPLETE RENOVATION OF LEGACY BUILDINGS IN A 30-YEAR TIME FRAME**
- 3 RECOGNIZE THE CAPACITY OF EXISTING BUILDINGS**
- 4 BRING NEW BUILDINGS ONLINE TO FACILITATE RENOVATION AND GROWTH**
- 5 CLUSTER PROGRAM TO ENCOURAGE VALUE-ADDED SYNERGIES**

1 MAKE THE APPROPRIATE INVESTMENT AT EACH UALBANY CAMPUS

It is common for universities to operate across multiple campuses. While there are benefits to such organization, it is important to acknowledge the costs of auxiliary locations. Secondary and tertiary campuses experience facilities operational inefficiencies as a result of the need to duplicate functions to serve a smaller population of students, faculty, and staff. Additionally, auxiliary locations often carry the perception of being separate or isolated from the activity of the main campus and as a result are less connected to the full university experience.

As outlined in **03 Existing Conditions**, UAlbany currently operates across three locations at the Uptown, Downtown, and East Campuses. The Uptown Campus is the principal location with respect to campus size, the quantity of facilities, the concentration of academic and support programming, and the presence of the University's administrative offices. The Downtown and East Campuses are auxiliary, smaller in scale with a reduced quantity of facilities and programs.

Achieving the appropriate level of investment at each UAlbany Campus is critical to the University's ability to meet renovation and growth requirements in the context of limited capital resources and the University's holistic vision. The FMP recommends investment of capital funding at the Uptown and Downtown Campuses to build on an existing economy of scale at the Uptown Campus and assemble a critical mass of facilities at the Downtown Campus. The FMP recommends limited University-focused investment of capital funding in the more far-removed facilities at the East Campus.

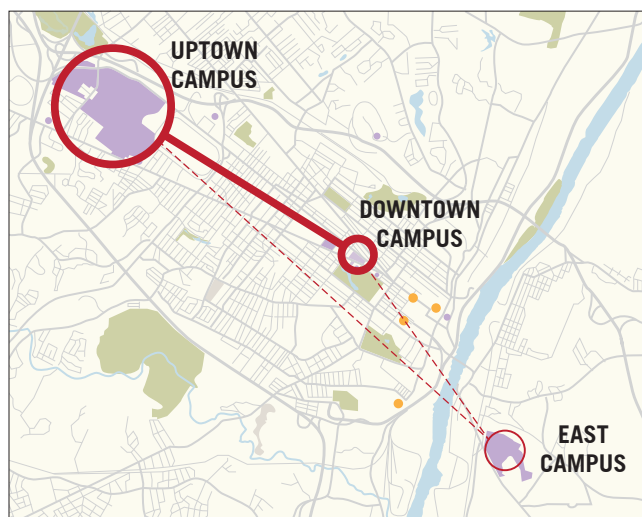


FIGURE 05.19 Recommended investment strategy

The FMP recommends concentrating capital investment at the Uptown and Downtown Campuses, with limited investment in isolated facilities at the East Campus.

1 (continued)

MAINTAIN THE UPTOWN CAMPUS AS PRIMARY

Due to the concentration of facilities and programs located there, the FMP recommends maintaining the Uptown Campus as the primary UAlbany location. Capital investment in the form of renovation and new construction should be made there to build on the existing economy of scale.

The Uptown Campus is the location for many of the University's specialized facilities. The East Podium contains a contiguous zone of specialized sciences facilities with legacy buildings on the Podium complemented by new spaces in the Life Sciences Research Building. The University's largest concentration of student support and student life space is located at the Center Podium in the Campus Center and the University and Science Libraries. The Fine Arts Building, Performing Arts Center, and Boor Sculpture Studio provide unique venues for performance, exhibition, and the creation of fine art. The campus is also home to the University's indoor and outdoor facilities for intercollegiate athletics and campus recreation.

In the context of space needs, the University cannot afford to duplicate these costly, specialized facilities. The FMP recommends maintaining these facilities on the Uptown Campus and enhancing them through renovation. Where applicable, the FMP recommends proximate expansion to allow old and new spaces to complement one another, magnifying the value of each.

DIFFERENTIATE BETWEEN THE DOWNTOWN AND EAST CAMPUSES

The two auxiliary campuses are fundamentally different in terms of the types of programming and the physical proximity to the Uptown Campus. The Downtown Campus is home to academic programs from four of the University's nine schools and colleges. It is directly accessible from the Uptown Campus, located just over three miles away along Washington and Western Avenues. It is situated within a mile of the New York State Capitol Building.

In contrast, the East Campus is home to one academic school, with the remainder of the campus dedicated to research and industry partnerships. The campus is comparatively isolated with its location across the Hudson River in East Greenbush, about nine miles from the Uptown Campus.

Due to its existing programming, strategic location, and capacity for expansion outlined in section **03 Existing Conditions**, the FMP recommends investing in facilities improvements at the Downtown Campus to renovate legacy buildings and significantly expand the inventory. This investment will establish a critical mass of facilities, take advantage of existing capacities, create a vibrant downtown location, and result in functional and operational efficiencies.

REALIZE THE POTENTIAL OF THE DOWNTOWN CAMPUS

The Downtown Campus originated as home of the New York State College for Teachers. It later became the primary location for the University at Albany prior to its relocation to the new Uptown Campus. The campus today is home to highly esteemed professional programs. Additionally, the Campus is located within the "Educational District," identified by the City of Albany for future enhancement to form a "safe, welcoming and vibrant activity center." With investment, the Downtown Campus can better become a significant community asset, serving to revitalize a unique and dynamic zone of the city.

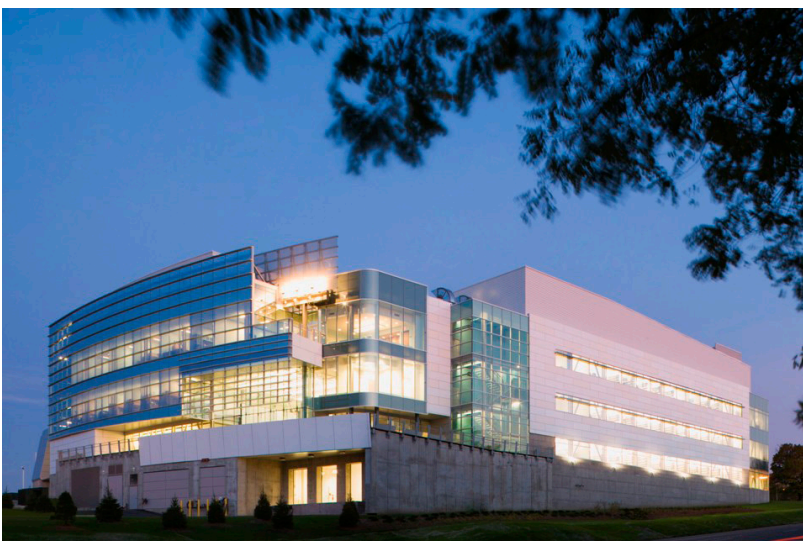


LIMIT INVESTMENT AT THE EAST CAMPUS

Due to its limited University-focused academic programming, isolated location, and ownership by the Foundation, the FMP recommends minimal capital improvements to facilities at the East Campus. In the broad context of the University's vision and needs, investment in the other two campus locations would render greater benefits.

In the near-term the East Campus is able to accommodate growth in academic programs located there. Full capacity and pressure for expansion is not expected to be reached until the end of the 2018 to 2023 capital plan cycle. At this point, the FMP recommends pursuing alternate strategies such as limiting program growth or program relocation to the Uptown or Downtown Campuses.

The FMP recognizes that East Campus facilities comprise an asset in the University's portfolio, particularly for public-private partnerships. It recommends continuing the expansion of suitable functions there that do not require adjacency to academic functions on other campuses or major capital investment. Functions that offer revenue generation opportunities are of special interest.



Genysis Lab at the East Campus

ACTION STEPS FOR THE DOWNTOWN CAMPUS

- Expand the Downtown Campus facilities inventory to assemble a critical mass through strategic acquisition of the Schuyler School and new construction on available sites.
- Shift course sections at the upper-division and graduate levels from rooms on the Uptown Campus to rooms on the Downtown Campus to improve utilization of existing resources and increase activity, particularly during daytime hours.
- Relocate prominent academic programs from the Uptown Campus to the Downtown Campus to increase the volume of academic activity. Increasing campus vibrancy will require the presence of undergraduate students, therefore, select departments with a significant undergraduate population. Select departments that are not tied to specialized facilities on the Uptown Campus.
- Complement academic programming with a significant increase in academic support and student life functions to create a campus that supports students beyond the classroom and promotes socialization.
- Enhance the connectivity between the Uptown and Downtown Campuses by establishing an additional UAlbany transit shuttle to provide direct, non-stop service and increase the availability of parking on the Downtown Campus.

2 COMPLETE RENOVATION OF LEGACY BUILDINGS IN A 30-YEAR TIME FRAME

The University at Albany faces a significant deferred maintenance backlog of over 2.3 million GSF of legacy non-residential buildings that require comprehensive renovation because of their physical condition and to meet the needs of contemporary higher education. As responsible stewards of its built environment, the University is committed to renovation of its legacy buildings and has identified the goal of completing renovation within a 30-year time frame, which challenges the limits of available funding and campus disruption.

ESTABLISH RENEWAL ZONES

Effectively renovating this quantity of facilities within 30 years requires that multiple renovations are conducted simultaneously. To that end, the FMP clusters buildings by location to establish five renewal zones. One major renovation project per zone may be implemented at a time, for up to five projects concurrently.

The five zones include four on the Uptown Campus at the East Podium, the West Podium, the Center Podium, and the Athletics & Recreation area and one on the Downtown Campus. The table below summarizes the renovation requirements within each zone.

RENOVATE LARGE AREAS OF SPACE

To cycle through the volume of renovation required at each renewal zone in the time frame indicated, each renovation project must consist of a large amount of space. This strategy limits the

total number of phases required, results in the most efficient use of capital funding, and achieves improved space quality.

The FMP establishes a target of renovating buildings on the East Podium, the West Podium, and the Downtown Campus as single, stand-alone projects in which an entire building is vacated, taken offline, renovated in its entirety, and then brought back into service.

Due to the large scale and specialized functions of buildings at the Center Podium, the FMP recommends renovation in phases, not to exceed four total phases per building. The total renovation required at the Center Podium is nearly twice that of the other zones. As such, multiple buildings at the Center Podium will need to be under renovation simultaneously.

The FMP outlines an alternate strategy for buildings within the Athletics & Recreation area as a result of the more fine-grain phasing required within that zone.

No significant university-funded renovation investment is recommended for the East Campus.

| RENEWAL ZONE | RENOVATION GSF* |
|-------------------------------------------|------------------|
| Uptown Campus East Podium Zone | 473,626 |
| Uptown Campus West Podium Zone | 494,355 |
| Uptown Campus Center Podium Zone | 779,723 |
| Uptown Campus Athletics & Recreation Zone | 213,989 |
| Downtown Campus Zone | 354,839 |
| TOTAL | 2,316,532 |

TABLE 05.7 Renovation GSF by campus renewal zone

**Gross square feet, or GSF, is a measurement that includes all space within the outside face of the exterior walls for each floor. GSF is employed to calculate renovation and new construction cost estimates.*

3 RECOGNIZE THE CAPACITY OF EXISTING BUILDINGS

In their existing state, UAlbany's buildings are highly utilized and have little excess capacity. This condition exists as the result of program growth, population expansion, and shifts that have occurred in higher education, each of which increase the demands on physical space. The limited additional capacity that is available in buildings today is either not readily accessible without significant reorganization or renovation, or not advisable for use due to its location.

The FMP analyzed the capacity of existing buildings to accommodate the current and future space needs of university programs. Findings indicate that space needs will exceed capacity in all renewal zones by the out-year of the FMP planning period. Furthermore, the quantity of available space within each renewal zone will be reduced as buildings are taken offline for renovation.

The result of this situation is the need to relocate a quantity of program from existing buildings within each renewal zone to allow for renovation and future expansion of the components that remain. The FMP recommends that a total of 265,000 ASF of program is relocated from existing buildings within the five renewal zones in the near-term. Of that total, 182,000 ASF of program is recommended for relocation from the Podium to an off-Podium location.

For the required program relocation to occur, UAlbany must expand its facilities inventory in the near-term. Such expansion is underway with construction of the new Business School and planning for the new ETEC Building on the Uptown Campus and acquisition of the Schuyler School on the Downtown Campus. The FMP recommends additional near-term expansion with first phase construction of the new Storage Facility and Field House.



4 BRING NEW BUILDINGS ONLINE TO FACILITATE BOTH RENOVATION AND GROWTH

UAlbany requires expansion of its facilities inventory to meet the space needs outlined in section **04 Space Needs**. The FMP recommends the expansion be approached strategically so that it meets growth needs and also facilitates renovation of existing buildings.

According to this strategy, new buildings will be brought online in the near-term. Upon completion, each new building must accommodate a quantity of program from one or more of the renewal zones, vacating space at each zone. The space vacated may then serve as the first phase of major renovation.

Each time a program is relocated it must be allocated enough space to accommodate its immediate needs and its growth requirements. This will ensure the long-term success of the space in serving the needs of its occupants.

In the end, this expansion strategy makes the most efficient use of capital resources by avoiding the need to over-build. Rather than identifying a total need to include the space required for growth plus surge space required to vacate buildings for renovation, only the growth space will be needed. While advocacy, policy shifts, and technology have made significant advancements in the energy and resource efficiency of buildings, it is still true that the “greenest building is the one you do not build.” By avoiding

excessive construction, this strategy makes a strong contribution to UAlbany's sustainability goals.

NEAR-TERM EXPANSION OPPORTUNITIES

Effective implementation of the outlined expansion strategy requires that new facilities be brought online in the near-term. Employing the parameters outlined in section **03 Existing Conditions**, the FMP identifies seven near-term expansion opportunities on the Uptown and Downtown Campuses. As outlined on the chart below, two opportunities are ongoing projects and five opportunities are recommendations for the next capital plan cycle, 2013 to 2018.

Facilitating expansion for the academic programs located at the East and West Podium was a critical focus of the FMP. UAlbany is at a point in its development in which the Podium is no longer capable of accommodating the full complement of academic departments that it has since its inception.

The first phase of relocating program off of the Podium is currently underway. The completion of the new Business School building in 2013 will relocate all departments in the School of Business and a number of general purpose classrooms, vacating approximately 30,000 ASF of the total for renovation and then a future home to other programs.

| PROJECT | LOCATION OF CONSTRUCTION | RENOVATION FACILITATED |
|---------------------------------|--------------------------------------------|------------------------------------------------------|
| 1 New Business School (ongoing) | Adjacent to Uptown Campus West Podium Zone | Uptown Campus West Podium Zone |
| 2 New Data Center (ongoing) | N/A (outside of renewal zones) | Uptown Campus Center Podium Zone |
| 3 ETEC Building | Adjacent to Uptown Campus East Podium Zone | Uptown Campus East Podium Zone |
| 4 New Storage Facility Phase 1 | N/A (outside of renewal zones) | Uptown Campus Center Podium Zone |
| 5 New Field House Phase 1 | Uptown Campus Athletics & Recreation Zone | Uptown Campus Athletics & Recreation Zone |
| 6 Schuyler School (renovation) | Downtown Campus Zone | Uptown Campus West Podium Zone, Downtown Campus Zone |
| 7 Hawley Hall Addition | Downtown Campus Zone | Downtown Campus Zone |

TABLE 05.8 Near-term expansion opportunity

5 CLUSTER PROGRAM TO BUILD VALUE-ADDED SYNERGIES

The quantity of renovation and new construction work anticipated will mean almost all members of the campus community will be relocated from their current locations at least once. Currently, the Uptown Campus Podium is characterized by a density that allows virtually all academic departments to be adjacent. The FMP strives to minimize disruption by relocating campus constituents once, where possible, and renovating buildings in a single phase. Throughout this process there is an attempt to ensure that when programs are relocated their new adjacencies are logical and purposeful.

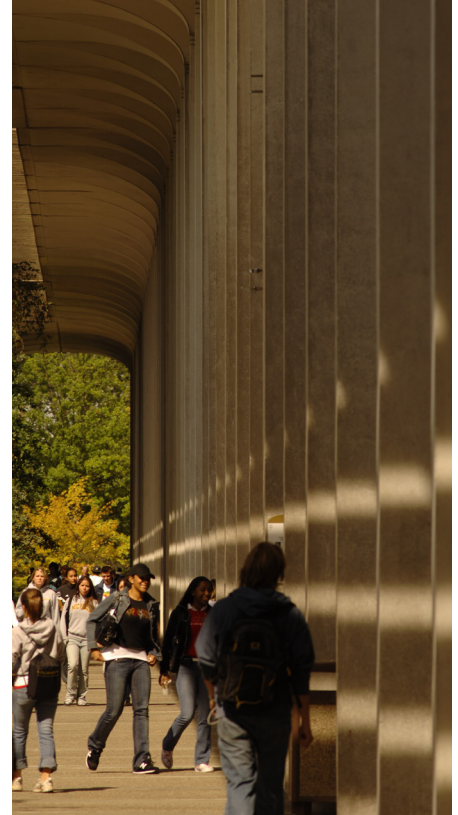
The FMP proposes enhancing the existing campus condition of logical clusters of academic program and building on existing economies of scale. Although some temporary or swing space moves may be necessary, academic program will be consolidated around the Podium at the Uptown Campus or on the contiguous block of the Downtown Campus, and not positioned at the campus edges or in the surrounding region.



A stylized, monochromatic illustration in shades of gray serves as the background. It depicts a person wearing a hard hat and a safety vest, shown in profile. The person is holding a long, thin object, possibly a tool or a rod, which extends upwards. The illustration uses bold, geometric shapes to create a sense of form and movement.

06 RENEWAL PLAN

INTRODUCTION TO THE RENEWAL PLAN



The renewal plan translates the FMP guiding principles and plan strategies into tangible projects, each quantified with measurable areas and budget projections. On the Uptown and Downtown Campuses, the plan calls for the renovation of more than 2.3 million GSF of legacy buildings and new construction of nearly 1.0 million GSF, more than 300,000 GSF of which is ongoing or upcoming at the New Business School Building, the new Data Center, and the new Campus Center Additions.

Completion of the renewal plan will create the physical environment UA Albany requires to accomplish the goals and objectives set forth in its strategic plan and NYSUNY 2020 plan, and will do so with responsibility for New York State's past and future capital investments.

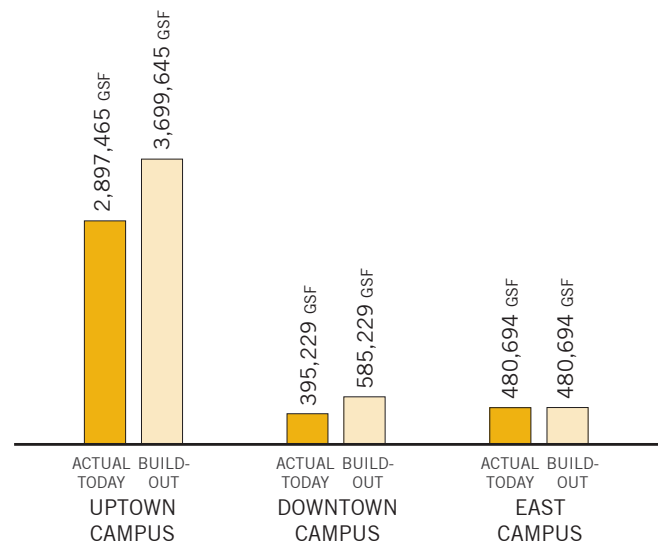


FIGURE 06.20 Existing and projected build-out GSF by campus
**Gross square feet, or GSF, is a measurement that includes all space within the outside face of the exterior walls for each floor. GSF is employed to calculate renovation and new construction cost estimates.*



IMPLEMENTING THE GUIDING PRINCIPLES

Align campus development with strategies outlined in The World within Reach and The Power of SUNY.

- Tie space needs and space allocation to implementation of strategic goals
- Expand to alleviate over-crowding, facilitate renovation, and accommodate the growth outlined in the NYSUNY 2020 plan
- Co-locate program functions to cultivate strategic partnerships within the University and between the academic community and private sector
- Address deferred maintenance

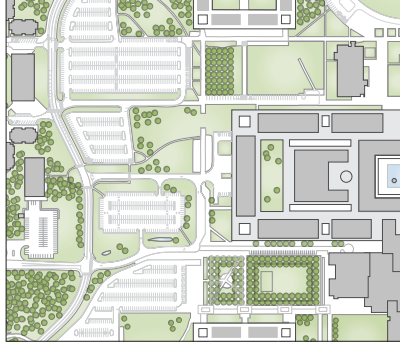
Develop an appropriate, unique identity for each of the three UAlbany campuses and establish them as One University.

- Maintain intact the core functional identity and physical character of each campus
- Consolidate UAlbany operations around the Uptown and Downtown Campuses for improved operating efficiencies
- Distribute academic programming between the Uptown and Downtown Campuses to alleviate over-crowding and improve utilization
- Enhance connectivity between the Uptown and Downtown Campuses with investment in a direct, non-stop transit link and additional parking

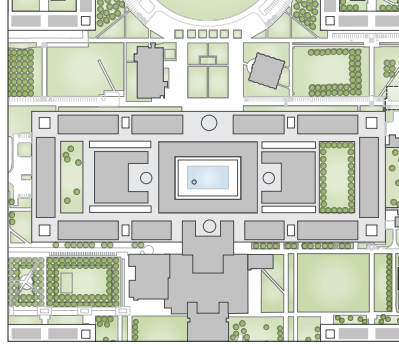
Achieve responsibility and stewardship in the management of the University's physical and capital resources.

- Prioritize the adaptive reuse and renovation of legacy buildings to extend their useful life
- Build only the new space that is required for growth; do not overbuild
- Invest limited capital resources for renovation and new construction on the Uptown and Downtown Campuses for a higher return on investment
- Complete renovation of legacy buildings in 30 year to avoid unnecessary costs

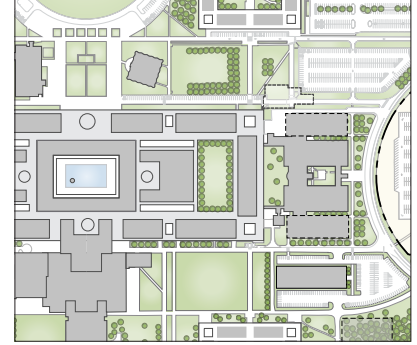
UPTOWN CAMPUS / WEST PODIUM



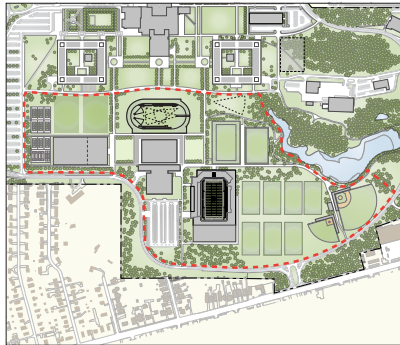
UPTOWN CAMPUS / CENTER PODIUM



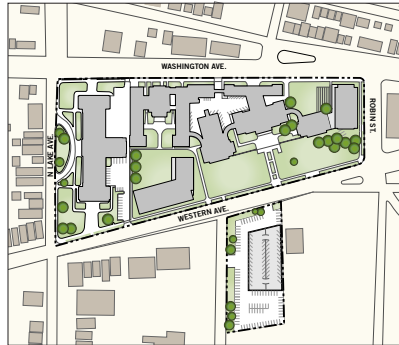
UPTOWN CAMPUS / EAST PODIUM



UPTOWN CAMPUS /
ATHLETICS & RECREATION



DOWNTOWN CAMPUS



EAST CAMPUS



ORGANIZATION OF THE RENEWAL PLAN

The following section presents the renewal plan for facilities on the Uptown, Downtown, and East Campuses. The plan is structured by campus renewal zone, with projects organized by planning horizon.

CAMPUS RENEWAL ZONES

As outlined in section 05 Plan Strategy, the FMP clusters the University at Albany's facilities by location to establish five renewal zones: four on the Uptown Campus at the East Podium, the West Podium, the Center Podium, and the Athletics & Recreation area and one on the Downtown Campus. The East Campus is also presented, however no capital projects are recommended. The renewal plan is presented in the following section according to this structure.

The renewal plan zones reflect physical location and primary program functions. For example, the Podium on the Uptown Campus consists of three zones, signifying the legacy program organization of natural sciences and the arts at the East Podium, and social sciences, humanities, and professional programs at

the West Podium, and shared support functions at the Center Podium. The FMP honors this original organization, recognizing that the buildings within each zone were constructed for their specific function.

Within the renewal zones, the FMP also considers distributed program functions that may appear in multiple zones such as food service venues, student activities spaces, student services, administration, and other service functions. The planning process studied these functions as program families, or clusters of affiliated or like-minded departments or programs, to optimize adjacencies. The program locations identified in the following renewal plan reflect the results of this process.

PLANNING HORIZONS

Projects within the FMP are organized into three planning horizons: near-term, intermediate-term, and long-term. Prioritization of projects based on strategic drivers and implementation logistics is inherent in the three planning horizons.

| NEAR-TERM | INTERMEDIATE-TERM | LONG-TERM |
|-----------------------------------------------|-------------------------------------------------|----------------------------------------------|
| Capital Plan Cycle: 2013-2018 | Capital Plan Cycle: 2018-2023 | Capital Plan Cycle(s): Beyond 2023 |
| High level of project detail presented | Medium level of project detail presented | Low level of project detail presented |
| Project Clarity | Project Projection | Project Allocation |

TABLE 06.9 Capital plan cycle descriptions

The planning horizons are organized into five-year periods which allow the future to be approached through three levels of focus, with the near-term containing a greater amount of detail and the long-term presenting more general space allocations. This recognizes the fundamental capabilities and limitations inherent to long-range planning, providing detail only where it is known and needed. The five-year planning cycles are based on SUNY/SUCF capital funding cycle precedent, but may or may not come to fruition depending on future SUNY or gubernatorial direction.

The near-term planning horizon includes projects that are hoped for and planned for in the 2013 to 2018 capital plan cycle. These projects are strategic in nature in that they highlight key University initiatives, such as the NYSUNY 2020 plan, and commence cycles of renovation that will continue in the other two horizons.

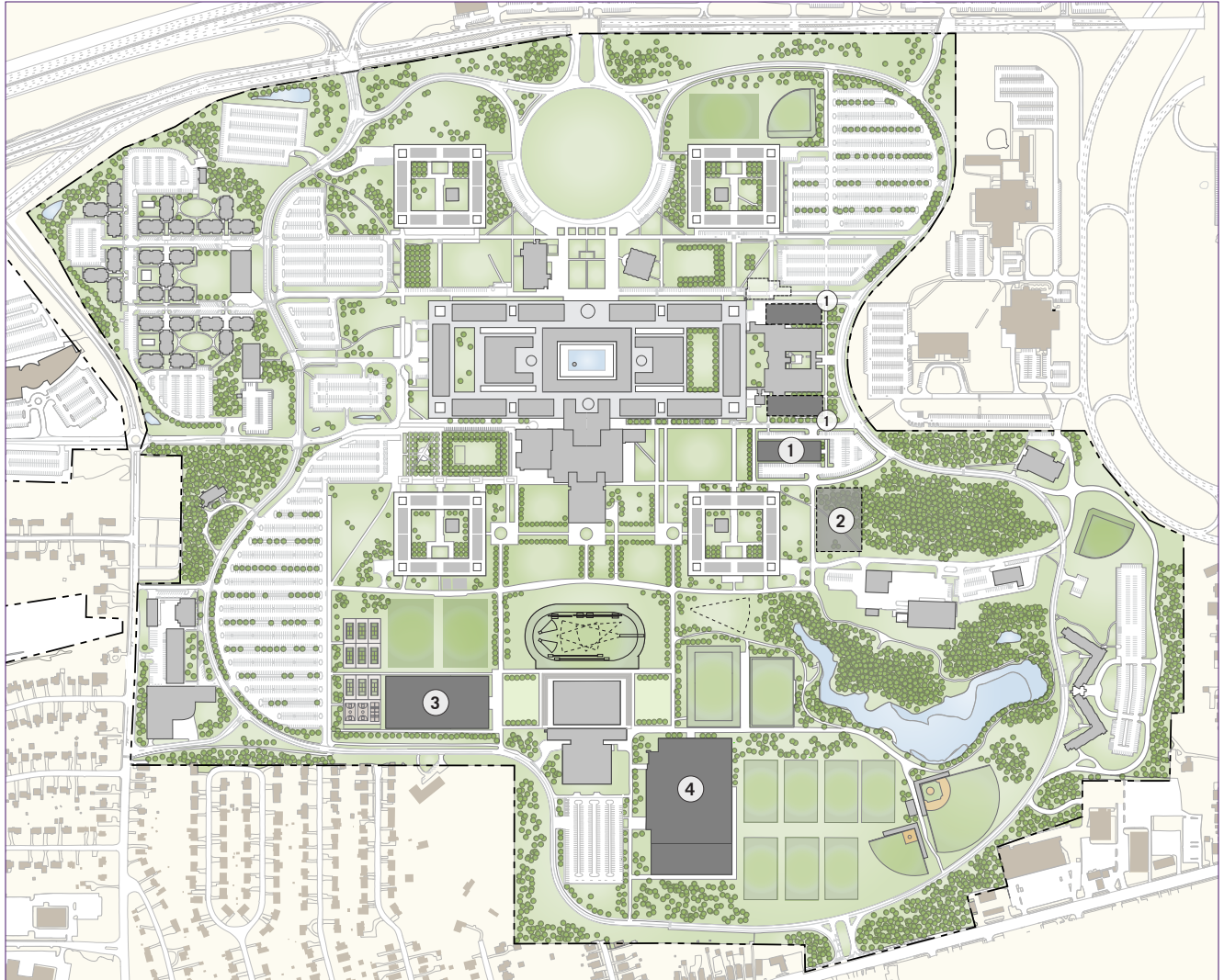
The intermediate-term planning horizon includes projects that are planned for in the 2018 to 2023 capital plan cycle. Intermediate-term projects build on the momentum established in the near-term, continuing cycles of renovation and expansion. The FMP

develops intermediate-term projects with recognition that precise needs and scope will develop as they approach.

The long-term planning horizon includes projects that are planned for beyond 2023. Long-term projects are developed as high-level space allocations that aid in resource planning.

BRIDGE PLANNING

Bridge planning is a more detailed level of planning that spans the gap between the master plan-level investigation and the grounded exercises of design and construction. It is an important level of study required for implementation, translating the objectives established at the campus-level to specific projects at a more focused scale.



- ① ETEC*
- ② STORAGE FACILITY**
- ③ FIELD HOUSE
- ④ MULTI-SPORT ATHLETICS ARENA

FIGURE 06.21 Summary of Uptown Campus facilities expansion

*The FMP identifies two potential sites for ETEC, one as a single volume to the south of the Life Science Research Building, and one as two volumes flanking the Life Science Research Building to the north and south.

**The FMP identifies a size zone for the Storage Facility. The exact building footprint will be determined at the time of the project.

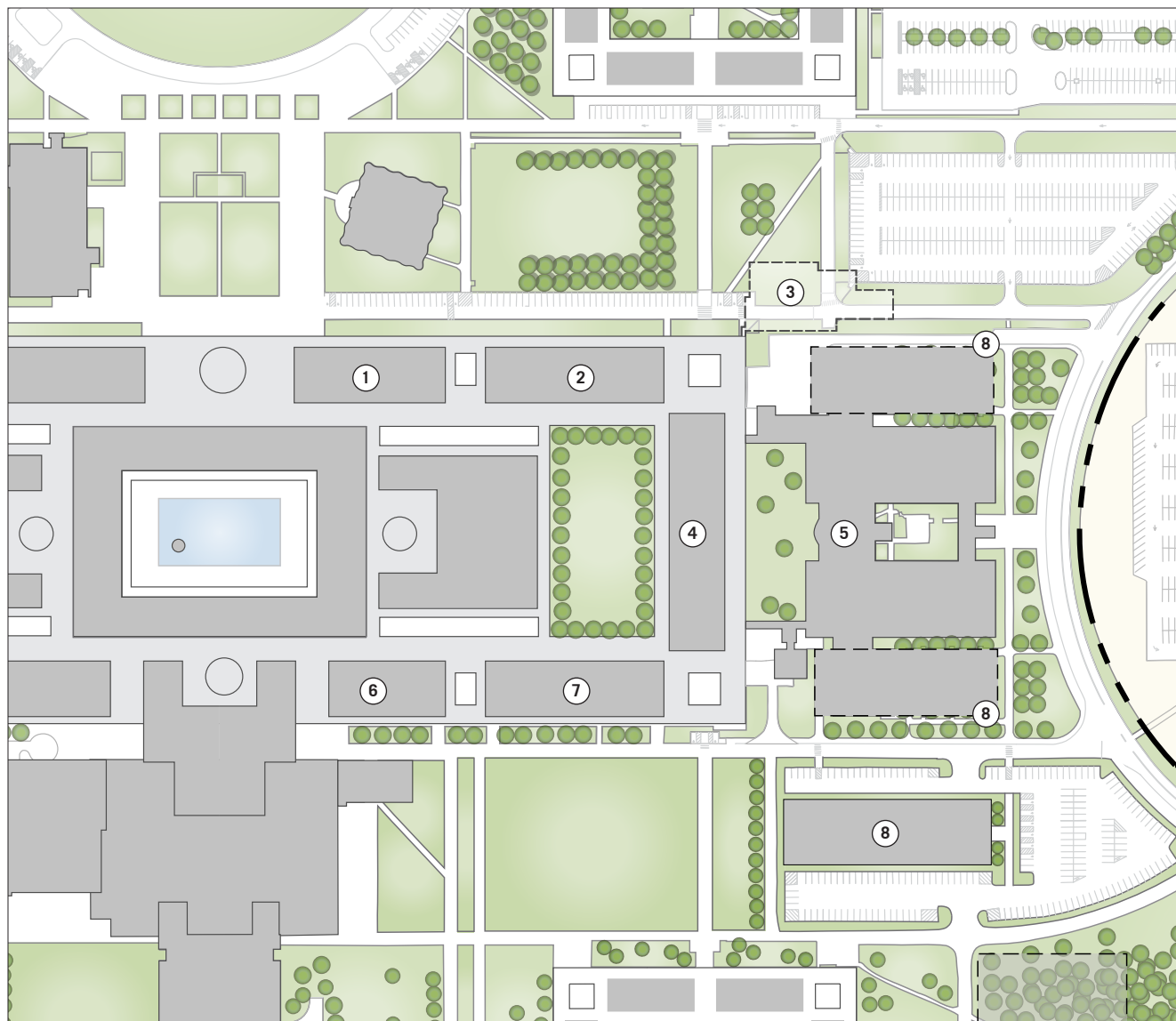
The FMP recommends construction of a new Parking Structure on the Uptown Campus to meet expanded parking demand within range of the Podium. Candidate sites are identified in section 03 Existing Conditions, under Campus Development Potential.



- ① HAWLEY HALL ADDITION
- ② DOWNTOWN PARKING STRUCTURE
- ③ WESTERN AVENUE BUILDING

TABLE 06.10 Summary of Downtown Campus facilities expansion

UPTOWN CAMPUS / EAST PODIUM



- | | |
|----------------------------------------|-----------------------------------|
| ① FINE ARTS BUILDING | ⑤ LIFE SCIENCES RESEARCH BUILDING |
| ② EARTH SCIENCE & MATHEMATICS BUILDING | ⑥ PHYSICS BUILDING |
| ③ ION BEAM LAB | ⑦ CHEMISTRY BUILDING |
| ④ BIOLOGY BUILDING | ⑧ ETEC* |

FIGURE 06.22 Uptown Campus / East Podium zone facilities

**The FMP identifies two potential sites for ETEC, one as a single volume to the south of the Life Science Research Building, and one as two volumes flanking the Life Science Research Building to the north and south.*

OVERVIEW

The East Podium zone on the Uptown Campus consists of seven buildings. Six are located at the Podium at the heart of the campus: the Biology Building, the Chemistry Building, the Earth Science and Mathematics Building, the Fine Arts Building, the Ion Beam Lab, and the Physics Building. The sixth, the Life Sciences Research Building, adjoins the East Podium to the east.

The East Podium contains academic programs in the College of Arts and Sciences' divisions of natural sciences and visual and performing arts. These programs require facilities that are specialized in nature, characterized by purpose-built wet labs, studios, and research spaces.

Due to their age and condition and the evolution of instructional delivery since their time of construction, the six legacy buildings on the East Podium require renovation. The FMP recommends construction of the new ETEC adjacent to the East Podium to expand the contiguous zone of sciences facilities while meet future space needs and allowing for the potential long-term relocation of the School of Public Health to the Uptown Campus.

The following section outlines the strategy and projects associated with upgrading East Podium Zone facilities. The section refers to all buildings according to their current name, as listed above and outlined on the diagram to the left. With program relocation and building renovation, a new strategy for naming East Podium buildings is recommended, as existing names specify current occupants and will no longer be applicable.

PROJECTS IN PROGRESS

Ion Beam Lab Study - Bridge planning study to inform renovation (2012)

Life Sciences Research Building Fit Out - Fit out of second level space for the RNA Institute (2012-2013)

STRATEGY

1 Create a contiguous zone of sciences facilities at the East Podium by constructing the new ETEC at an adjoining location.

Given the location of the Life Sciences Research Building proximate to legacy science buildings on the Academic Podium, UAlbany is uniquely situated among SUNY University Centers to establish a contiguous zone of science facilities. Such configuration allows old and new spaces of different architectural capabilities to complement one another, magnifying the value of each.

To advance the vitality of the sciences zone, the FMP recommends construction of the new Emerging Technology & Entrepreneurism

Complex, or ETEC, at an adjoining location to the East Podium. Similar to the Life Sciences Research Building, connectivity between the new and existing buildings may be provided at the Podium basement level to support circulation and the transport of equipment and supplies.

Such a contiguous zone also presents the opportunity to physically consolidate sciences teaching and research from distributed locations to support improved interaction and more efficient campus operational costs.

2 Develop an inventory of complementary science facilities with a range of ventilation and plumbed service capabilities by maximizing existing Podium buildings and specialized spaces at the Life Sciences Research Building, and developing appropriate spaces in the new ETEC.

To support teaching and research across all science departments, an effective inventory of science facilities is composed of spaces with a range of capabilities. Of principal significance in science facilities are the issues of ventilation and plumbed services. Existing buildings at the East Podium and the Life Sciences Research Building contain spaces at the low- and high-ends of the infrastructure spectrum. Due to building age, floor-to-floor heights, and dense configuration, buildings on the Podium are best suited for functions with reduced ventilation and plumbed service requirements. In contrast, the newly constructed Life Sciences Research Building is a state-of-the-art laboratory facility designed with flexible, adaptable infrastructure and is capable of supporting functions with advanced infrastructure requirements.

The FMP recommends renovation of existing buildings and reconfiguration of program in a manner that aligns functional demands with the infrastructure capabilities of the architecture.

Furthermore, the FMP recommends the new ETEC to complement existing facilities in infrastructure capability. The building should provide a significant quantity of space with mid-level ventilation and plumbed services, a range not afforded in existing buildings. A small portion of space may also be provided at the extreme high-end of services, accounting for technological advancements since the construction of the Life Sciences Research Building. This distribution of infrastructure capability provides overall inventory balance while maximizing the square footage necessary to implement the NYSUNY 2020 project initiatives.

3 Relocate a critical mass of selected sciences academic department program out of East Podium buildings to the new ETEC. Use the vacated space to facilitate building renovation and allow for expansion of the programs remaining on the East Podium.

Buildings on the East Podium are in an at-capacity situation with insufficient vacant space to take a full building offline and facilitate the first major phase of renovation. The situation is intensified by planned NYSUNY 2020 growth, which results in significant facilities expansion requirements in the sciences.

To achieve the required building renovation and facility expansion, the FMP recommends relocation of 35,000 to 70,000 ASF of select research and academic departmental space from the East Podium to the new ETEC, consistent with the NYSUNY 2020 initiatives.

4 Vacate and renovate full buildings as single, stand-alone projects, with the exception of the Fine Arts Building.

Buildings on the East Podium are recommended to be vacated in their entirety, taken offline for a period of time, renovated in their entirety, and then brought back into service. This renovation strategy produces the highest quality of spaces and makes the most efficient use of capital funding by minimizing capital spent on escalation and construction sequencing.

The exception occurs at the Fine Arts Building. The Fine Arts Building is recommended for a phased renovation due to the unique qualities of the single-use facilities there, particularly at the Art Museum, and the high cost of creating comparable replacement or temporary space.

5 Renovate each building for a blend of space types including departmental spaces, general purpose classrooms, and support spaces.

The cycle of renewal at the East Podium will result in one of the five buildings being offline, either in part or whole, at any given point over the course of the next 30 years. The University and the component academic departments located on the East Podium must remain fully operational during this period.

To ensure continued functionality, the FMP recommends that each building is renovated to contain a blend of space types,

allowing them to support the full spectrum of academic activities.

The following space types should be considered for inclusion: academic departmental spaces including offices, meeting spaces, and research spaces; associated research centers and institutes; general purpose classrooms; informal lounge spaces to support “living” within the building; applicable administrative spaces; and building service spaces.

IMPLEMENTATION

Renovation of buildings at the East Podium consists of seven major projects, as outline below. Renovation is scheduled to be completed within the 30-year target time frame.

| NEAR-TERM | INTERMEDIATE-TERM | LONG-TERM |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none">• Construct ETEC• Adapt Life Sciences Research Building• Renovate Ion Beam Lab• Renovate Biology Building | <ul style="list-style-type: none">• Renovate Chemistry Building• Renovate Physics Building | <ul style="list-style-type: none">• Renovate Fine Arts Building• Renovate Earth Science & Mathematics Building |

TABLE 06.11 Uptown Campus / East Podium projects by capital plan cycle

CONSTRUCT ETEC

NEAR-TERM PROJECT

As the first essential phase in East Podium renewal, the FMP recommends construction of a new wet lab sciences building, the Emerging Technology & Entrepreneurism Complex, or ETEC, adjacent to the East Podium, consistent with the NYSUNY 2020 initiative. The complex will harness UAlbany's capacity in emerging technologies by accelerating cooperative research and development, technology transfer, business development, and workforce training.

ETEC will provide business and industry with a “front-door” to four co-located, global-leading research clusters seeing exponential growth in industry demand for new tools and technologies: Climate and Environmental Science, Biomedical Sciences and Biotechnology, Forensic Science and Cyber Security, and Advanced Data Analytics.

The complex will contain the new entrepreneurial and commercialization services, which will serve as a hub of business development and learning. UAlbany's Small Business Development Center will relocated to ETEC to assist University researchers with on-site tools, resources, and expertise for forming new companies and attracting loans and venture capital. The University Technology Transfer Office will also be co-located with the transformative research clusters in ETEC, creating novel opportunities to accelerate university-industry commercialization to generate new patents, inventions, licenses, and start-up companies.

IMMEDIATE PROJECT DEPENDENCIES

Preceded by: N/A

Followed by: Renovation of all or portions of the Biology Building

At the time of the release of this document, the University was in the process of refining the details and program of this initiative. It is likely to be amended in the coming weeks and months.

PROJECT GSF

225,225

PROJECTED CONSTRUCTION COST (2012 dollars)

\$130.3M

| SPACE ALLOCATION | PROPOSED ASF |
|---------------------------------------|----------------|
| Climate and Environmental Science | 26,200 |
| Biomedical Sciences and Biotechnology | 70,000 |
| Emerging Technologies | 13,500 |
| Entrepreneurism | 4,000 |
| General Purpose Classrooms | 5,000 |
| Informal Lounge Space | 5,000 |
| Custodial & Building Services | 5,000 |
| TOTAL | 128,700 |

TABLE 06.12 Construct ETEC project metrics

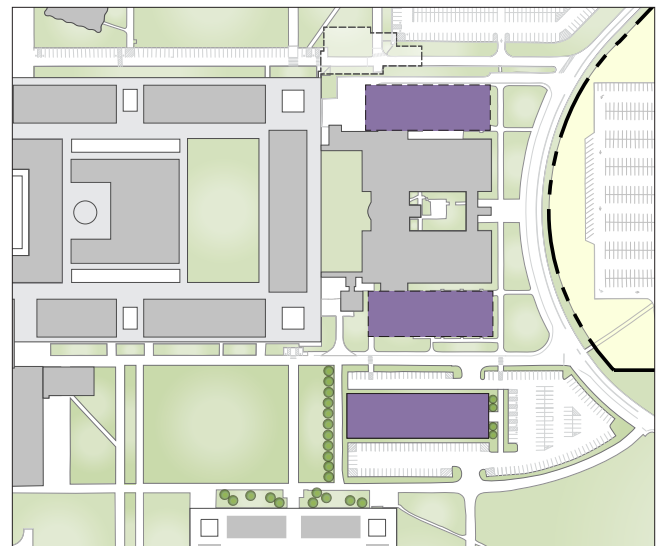


FIGURE 06.23 ETEC recommended site

*The FMP identifies two potential sites for ETEC, one as a single volume to the south of the Life Science Research Building, and one as two volumes flanking the Life Science Research Building to the north and south.

ADAPT LIFE SCIENCES RESEARCH BUILDING (41)

NEAR-TERM PROJECT

The Life Sciences Research Building was recently constructed and is in excellent condition. By 2013 the building is anticipated to be fully fit-out with the completion to renovate the second floor RNA Institute spaces.

To maximize state-of-the-art facilities at the Life Sciences Research Building, the FMP recommends allocating a modest amount of funding to adapt existing space for future initiatives and potential reconfiguration associated with faculty recruitment and hiring. The strategy of maximizing Life Sciences Research Building facilities will reduce the high-level infrastructure demands placed on spaces in ETEC.

IMMEDIATE PROJECT DEPENDENCIES

Preceded by: N/A

Followed by: N/A

PROJECT GSF

10,500

PROJECTED CONSTRUCTION COST (2012 dollars)

\$2.6M

TABLE 06.13 Adapt Life Sciences Research Building project metrics

RENOVATE ION BEAM LAB (15)

NEAR-TERM PROJECT

The FMP recommends renovation of the Ion Beam Lab to address immediate life safety and health safety concerns.

The Ion Beam Lab, located underground off of the northeast corner of the East Podium, is a unique resource and point of pride for the University.

BRIDGE PLANNING STUDY

Although target renovation costs were established under the 2002 EE&K *Capital Plan*, due to the complexity of this project type, the FMP recommends a bridge planning study to analyze feasibility and scope scenarios prior to renovation.

IMMEDIATE PROJECT DEPENDENCIES

Preceded by: N/A

Followed by: N/A

PROJECT GSF

12,810

PROJECTED CONSTRUCTION COST (2012 dollars)

\$5.4M

TABLE 06.14 Renovate Ion Beam Lab project metrics

RENOVATE BIOLOGY BUILDING (31)

NEAR-TERM PROJECT

The FMP recommends renovation of the Biology Building for the Departments of Chemistry and Computer Science as primary occupants.

The Department of Chemistry currently occupies the Chemistry Building, in teaching and research spaces that require significant upgrades. Relocation of the department to renovated facilities in the Biology Building will achieve such upgrades and allow for reorganization of spaces to support the unit's current teaching methods.

The Department of Computer Science currently occupies space at the basement level of the University Library. Relocation of the department to the Biology Building will locate faculty and students in closer proximity to programs in the sciences, data analytics, and the Dean's office for collaboration. Additionally, the relocation will vacate valuable space at the heart of the Podium.

The renovated Biology Building will include general purpose classrooms, CAS Technical Services, informal lounges for "living" within the building, and applicable building service spaces.

The building also includes a second location for the Maintenance and Operations Center. The center currently occupies a primary location at the basement of the Social Sciences Building and other spaces distributed about the Podium. Provision of this second location allows distributed spaces to be consolidated, reducing interruption to the unit over the course of ongoing building renovations.

PROJECT GSF

117,900

PROJECTED CONSTRUCTION COST (2012 dollars)

\$41.8M

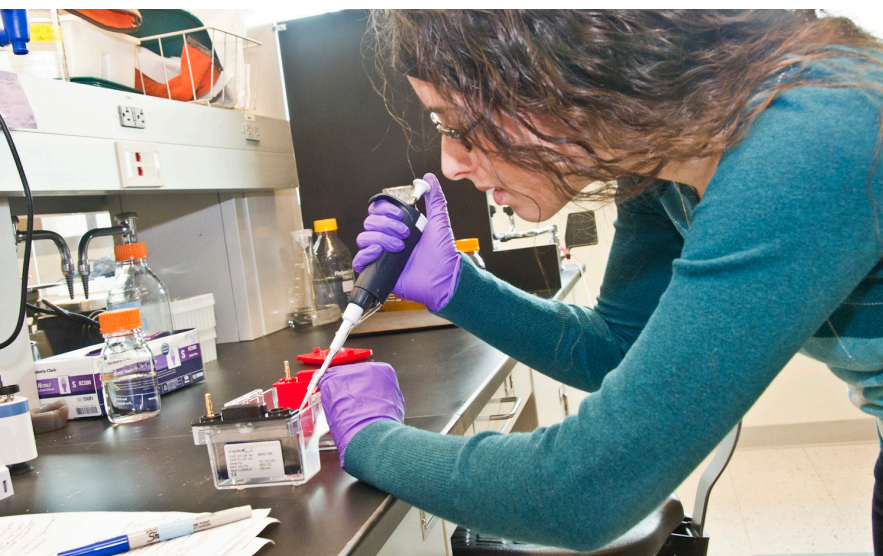
| SPACE ALLOCATION | PROPOSED ASF |
|-------------------------------------------------------------------------|---------------|
| Department of Chemistry | 42,650 |
| Department of Computer Science | 11,400 |
| College of Computing & Information Dean (Expansion) | 1,500 |
| CAS Technical Services | 1,500 |
| General Purpose Classrooms | 5,000 |
| Informal Lounge Space | 2,400 |
| Maintenance and Operations Center - Second Consolidated Podium Location | 3,200 |
| Custodial & Building Services | 1,350 |
| TOTAL | 69,000 |

TABLE 06.15 Renovate Biology Building project metrics

IMMEDIATE PROJECT DEPENDENCIES

Preceded by: Construction of ETEC

Followed by: Renovation of the Chemistry Building



RENOVATE CHEMISTRY BUILDING (32)

INTERMEDIATE-TERM PROJECT

The FMP recommends renovation of the Chemistry Building for the Departments of Atmospheric and Environmental Sciences and Physics as primary occupants.

The Department of Atmospheric and Environmental Sciences currently occupies space in the Earth Science & Mathematics Building. As a result of faculty and student growth, the department is expected to face significant facilities expansion requirements in the coming years. Near-term facilities requirements are met with the relocation of the Atmospheric Sciences Research Center to ETEC. Renovated facilities at the Chemistry Building provide additional expansion in the intermediate-term.

The Department of Physics currently occupies space in the Physics Building. The relocation of the department to renovated space in the Chemistry Building provides appropriate teaching and research facilities of a significantly higher quality, allows for the right-sizing of teaching labs, and provides facilities for new functions such as interdisciplinary analytics labs.

The renovated Chemistry Building will include spaces for CAS Technical Services, informal lounges for “living” within the building, and applicable building service spaces.

IMMEDIATE PROJECT DEPENDENCIES

Preceded by: Renovation of the Biology Building

Followed by: Renovation of the Physics Building

PROJECT GSF

105,700

PROJECTED CONSTRUCTION COST (2012 dollars)

\$37.6M

| SPACE ALLOCATION | PROPOSED ASF |
|------------------------------------------------------|--------------|
| Department of Atmospheric and Environmental Sciences | 29,500 |
| Department of Physics | 29,000 |
| CAS Technical Services | 500 |
| Informal Lounge Space | 3,000 |
| Custodial & Building Services | 1,000 |
| TOTAL | 63,000 |

TABLE 06.16 Renovate Chemistry Building project metrics

RENOVATE PHYSICS BUILDING (33)

INTERMEDIATE-TERM PROJECT

The FMP recommends renovation of the Physics Building for the Department of Mathematics and Statistics and Department of Anthropology expansion as primary occupants.

The Department of Mathematics and Statistics currently occupies space in the Earth Science & Mathematics Building. The relocation of the department will provide upgraded facilities in a location adjacent to a significant quantity of general purpose classrooms.

The Department of Anthropology consists of four areas of concentration: Ethnology (Cultural Anthropology), Linguistic Anthropology, Archaeology, and Biological Anthropology. The FMP recommends relocation of the Archaeology and Biological Anthropology concentrations to the renovated Physics Building. The Ethnology and Linguistic Anthropology concentrations are recommended for relocation to renovated space in the Humanities Building on the West Podium.

The renovated Physics Building will include general purpose classrooms, informal lounges for “living” within the building, and applicable building service spaces.

IMMEDIATE PROJECT DEPENDENCIES

Preceded by: Renovation of the Chemistry Building

Followed by: Renovation of the Earth Science & Mathematics Building

PROJECT GSF

61,000

PROJECTED CONSTRUCTION COST (2012 dollars)

\$19.4M

| SPACE ALLOCATION | PROPOSED ASF |
|------------------------------------------|---------------|
| Department of Mathematics and Statistics | 12,100 |
| Department of Anthropology | 12,300 |
| General Purpose Classrooms | 9,000 |
| Informal Lounge Space | 1,650 |
| Custodial & Building Services | 750 |
| TOTAL | 35,800 |

TABLE 06.17 Renovate Physics Building project metrics

RENOVATE FINE ARTS BUILDING (29)

LONG-TERM PROJECT

Due to the specialized nature of fine arts facilities, the FMP recommends phased renovation of the Fine Arts Building for continued use by the Department of Art and the University Art Museum. The building is recommended for renovation in two phases according to mechanical equipment zones, east and west.

FINE ARTS BUILDING WEST

The Fine Arts Building West renovation includes the University Art Museum gallery space at the west side of the building on the basement through third levels.

The FMP recommends taking the gallery offline for a period of time during renovation, at which time a quantity of space on the UAlbany Downtown Campus will be provided for continued display. Storage will be provided at the new storage facility. The gallery should be renovated to meet the standards for exhibition and display outlined in the 2008 *University Art Museum Facilities Study*.

With the first stage Fine Arts Building West renovation, the FMP recommends development of a new mechanical equipment room with serve the entire building. While the building is undergoing phased renovation, equipment in the new room will serve all renovated spaces, and equipment in the old rooms will be maintained to serve un-renovated spaces.



| | |
|---------------------------------------------------|---------------------|
| PROJECT GSF | |
| 26,000 | |
| PROJECTED CONSTRUCTION COST (2012 dollars) | |
| \$8.5M | |
| | |
| SPACE ALLOCATION | PROPOSED ASF |
| University Museum | 11,000 |
| Department of Art | 3,000 |
| Custodial & Building Services | 600 |
| TOTAL | 14,700 |

TABLE 06.18 Renovate Fine Arts Building West project metrics

IMMEDIATE PROJECT DEPENDENCIES

Preceded by: Completion of Hawley Hall addition on the Downtown Campus; Completion of new storage facility

Followed by: N/A

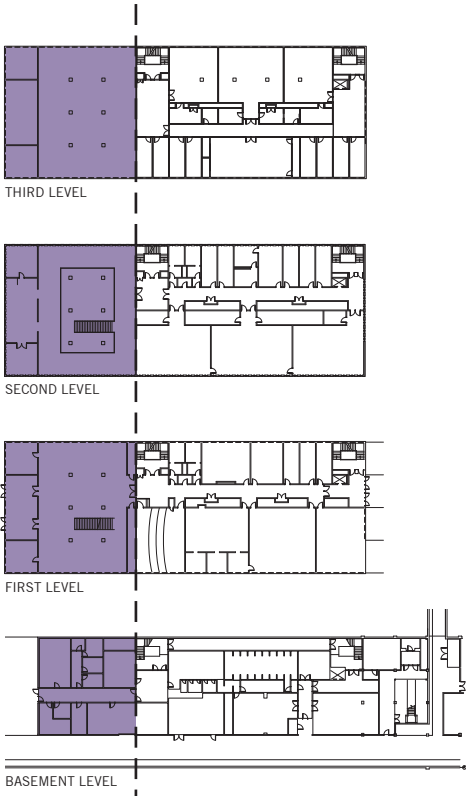


FIGURE 06.24 Fine Arts Building West renovation area

RENOVATE FINE ARTS BUILDING (29) *continued*

LONG-TERM PROJECT

FINE ARTS BUILDING EAST

All remaining space east of the University Art Museum on the basement through third levels is included in the Fine Arts Building East renovation.

The FMP recommends renovation of this space in a phased manner, one level at a time, making use of swing space in the Earth Science & Mathematics Building:

- Relocate departmental offices, department computer lab, and library to swing space in the Earth Science & Mathematics Building. Shift classroom demand temporarily to rooms in Earth Science & Mathematics Building. Take rooms in Fine Arts Building offline.
- Consolidate remaining first floor studio space onto the second and third floors and renovate the first floor as the first phase. Follow with sequenced renovation of second and third floors.
- At the basement level, take the darkroom and photography facilities offline for the duration of the renovation. Renovate the west portion of the floor in its entirety, including repurposing of mechanical spaces.

Renovation of the Fine Arts Building should locate labs on the appropriate level given their natural light requirements. Digital media labs and traditional darkroom and photography facilities should be located at the basement level. Painting, drawing, and printmaking studios, which require natural light, should be located on the first through third levels. Additionally, renovation of the building should provide visible critique and exhibition space for Master of Fine Arts students.

With the current configuration of program, east-west circulation through the Fine Arts Building is difficult at the basement. With renovation, the corridor at the basement level should be realigned to provide a direct, east-west pathway similar to other Podium buildings. This is particularly important as a direct east-west route through the building at the Podium level is not possible due to the location of the University Art Museum.

IMMEDIATE PROJECT DEPENDENCIES

Preceded by: Renovation of the Fine Arts Building West

Followed by: Renovation of the Earth Science & Mathematics Building

PROJECT GSF

43,000

PROJECTED CONSTRUCTION COST (2012 dollars)

\$14.1M

| SPACE ALLOCATION | PROPOSED ASF |
|-------------------------------|---------------|
| Department of Art | 20,500 |
| General Purpose Classrooms | 2,000 |
| Informal Lounge Space | 1,200 |
| Custodial & Building Services | 750 |
| TOTAL | 24,500 |

TABLE 06.19 Renovate Fine Arts Building East project metrics



FIGURE 06.25 Fine Arts Building East renovation area

RENOVATE EARTH SCIENCE & MATHEMATICS BUILDING (30)

LONG-TERM PROJECT

The FMP recommends renovation of the Earth Science & Mathematics Building as swing space for the renovation of the Fine Arts Building in the intermediate-term and as a potential location for the School of Public Health in the long-term.

As outlined on the following pages, renovation of the Fine Arts Building is recommended to occur in a phased manner to allow the building to retain its current specialized function. Use of the Earth Science & Mathematics Building is recommended to facilitate the renovation at the east end of the building by providing interim classroom, computer lab, and departmental office swing spaces. During this time, building occupancy will be shared with the Department of Mathematics and Statistics.

In the long-term, following the completion of the Fine Arts Building renovation, the FMP recommends retaining the Earth Science & Mathematics Building as a potential location for all or portions of the School of Public Health, relocating it from the East Campus. Departments within the School of Public Health are projected to require significant facilities expansion near the end of the 2018 to 2023 capital plan cycle, exceeding the capacity of facilities at the East Campus. Relocation of the all or portions of the school to the Earth Science & Mathematics Building allows the University to meet the space demands without extensive capital investment at the East Campus or limiting program growth, both of which are not desirable alternatives.

The renovated Earth Science & Mathematics Building will include general purpose classrooms, informal lounges for “living” within the building, and applicable building service spaces.

IMMEDIATE PROJECT DEPENDENCIES

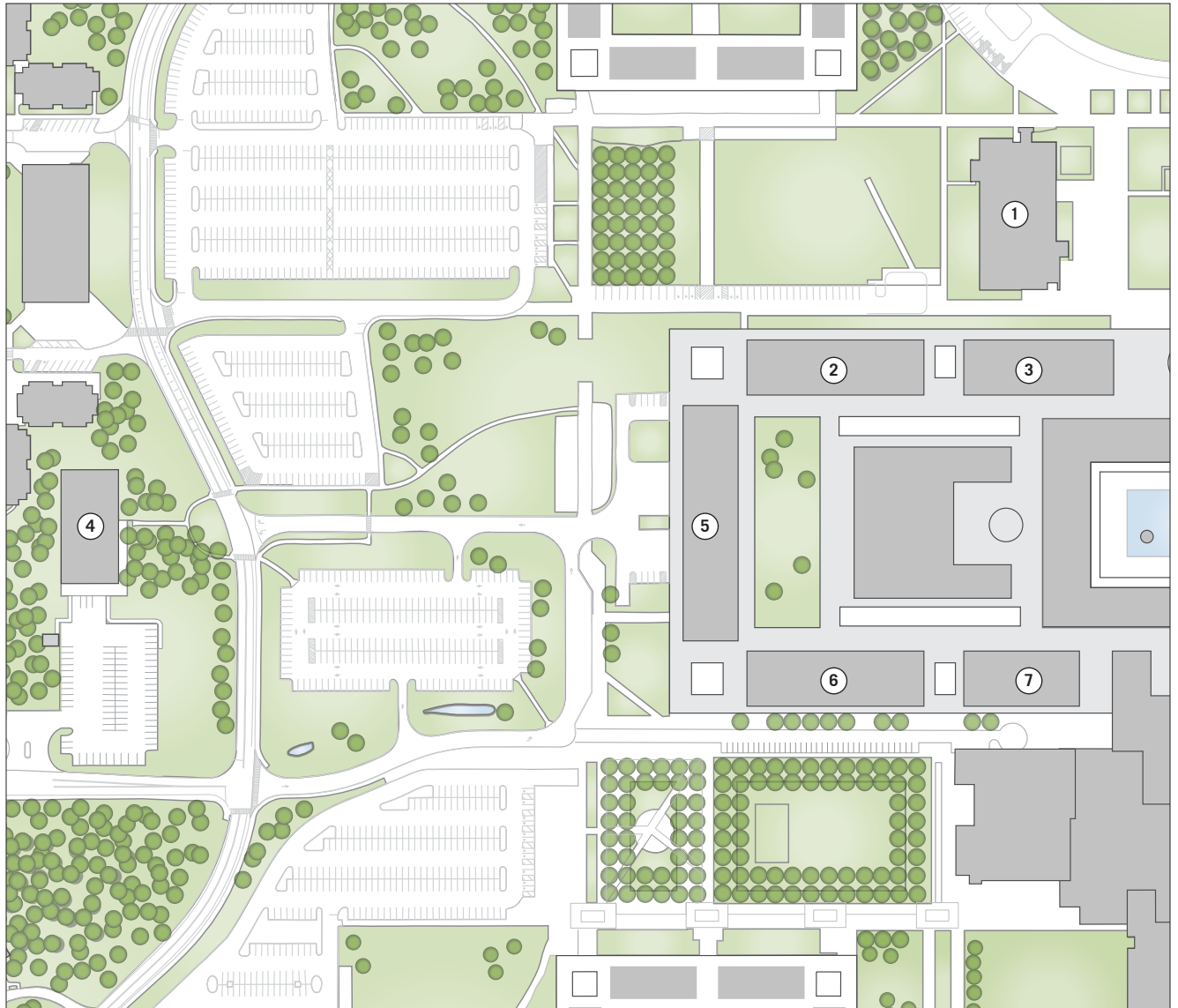
Preceded by: Renovation of the Chemistry Building and the Fine Arts Building

Followed by: Repurposing of the George Education Center on the East Campus

| | |
|--------------------------------------------|--------------|
| PROJECT GSF | |
| 96,700 | |
| PROJECTED CONSTRUCTION COST (2012 dollars) | |
| \$30.7M | |
| | |
| SPACE ALLOCATION | PROPOSED ASF |
| School of Public Health | 49,000 |
| General Purpose Classrooms | 5,900 |
| Informal Lounge Space | 1,900 |
| Custodial & Building Services | 800 |
| TOTAL | 57,600 |

TABLE 06.20 Renovate Earth Science & Mathematics Building project metrics

UPTOWN CAMPUS / WEST PODIUM



- | | |
|------------------------------------|----------------------------|
| ① NEW BUSINESS SCHOOL | ⑤ SOCIAL SCIENCES BUILDING |
| ② BUSINESS ADMINISTRATION BUILDING | ⑥ HUMANITIES BUILDING |
| ③ ARTS & SCIENCES BUILDING | ⑦ EDUCATION BUILDING |
| ④ BUILDING 25 | |

FIGURE 06.26 Uptown Campus / West Podium zone facilities

OVERVIEW

The West Podium zone on the Uptown Campus consists of six buildings. Five buildings are located on the raised Podium at the heart of the campus: the Arts and Sciences Building, the Business Administration Building (Building 27), the Education Building, the Humanities Building, and the Social Sciences Building. The sixth building is Building 25, located to the west of the Podium.

The West Podium contains academic programs in the College of Arts and Sciences' divisions of humanities and social sciences, a portion of one department in the division of natural sciences (psychology), and professional programs including the School of Business and the School of Education. These programs require facilities in the form of departmental offices, conference rooms, and other support spaces, coupled with dry-labs and general purpose classrooms.

Due to the age and condition of existing West Podium buildings and the evolution of instructional delivery since their time of construction, all six buildings in the West Podium zone require renovation. To resolve current over-density and meet the future space needs of the departments that are located on the West Podium today, the FMP recommends relocating a quantity of academic departments to other, off Podium locations.

The following section outlines the strategy and projects associated with upgrading West Podium Zone facilities. The section refers to all buildings according to their current names, as listed above and outlined on the diagram to the left. With program relocation and building renovation, a new strategy for naming West Podium buildings is recommended as existing names specify current occupants and will no longer be applicable.

PROJECTS IN PROGRESS

Building 27 Relocation Planning - Strategy for vacating Building 27 to prepare it for renovation (2012)

Building 27 School of Education Programming Study - Strategic programming study to guide facilities development for the School of Education at Building 27 (2012)

Building 25 Design and Construction - Development of academic swing space for departments from Building 27 (2012-2015)

Building 27 Design and Construction - First major renovation project from this FMP on the West Podium

STRATEGY

1 Relocate a critical mass of academic department program out of West Podium buildings to other locations. Use the vacated space to facilitate building renovation and allow for expansion of the programs remaining on the West Podium.

Buildings on the West Podium are at capacity with insufficient vacant space to facilitate phased renovation and future facilities expansion requirements for associated academic departments.

To create space for renovation and expansion, the FMP recommends the relocation of 50,000 ASF of academic departmental space from the West Podium to an off-Podium location. The relocation of the School of Business to the New Business School contributes to this effort by vacating 22,000 ASF of departmental, administrative, and general purpose classroom space from the

Business Administration Building.

To meet the full recommendation, an additional 28,000 ASF must be relocated under FMP projects. Under the guidance of the University at Albany, the FMP planning process conducted a scenario planning exercise to identify viable locations to move academic departments to and candidate clusters of academic departments for relocation.

2 With renovation of West Podium buildings, reorganize academic departments to provide value-added adjacency.

The current organization of spaces on the West Podium has evolved over time, reflecting years of changing program initiatives, leadership, and growth rates across the full range of academic departments. In addition to their primary facilities, many departments have additional satellite space provided simply because the space was available at the time of need. The FMP's primary driver in adjacency planning is to consolidate facilities for inter-departmental adjacencies.

With renovation of West Podium buildings, the FMP recommends significant reorganization of the academic departments that are to remain on the West Podium to achieve a more intentional arrangement of components. Reorganization is driven by the interdependent factors of space needs, desired adjacencies, and the ability to be implemented.

The space needs for each academic department are identified in the FMP space needs assessment, summarized in section **04**

Space Needs. Of the academic programs currently located on the West Podium, the School of Education experiences the most critical near-term space deficit.

Beyond this, the FMP identified opportunities for intra-departmental adjacency, with drivers stemming from analyses of University organization by schools, colleges, and divisions; academic program graduation requirements, student course loads, and cross-listed course offerings; as well as collaborative research initiatives. Broadly, the FMP identifies the opportunity to thematically cluster West Podium departments around three major components: Cultural and Area Studies, Humanities, and Social Sciences.

The reorganization of academic departments is also driven by the realities of alignment of space needs with building capacity and the logistics of sequenced construction.

3 Vacate and renovate full buildings as single, stand-alone projects, with the exception of the Social Sciences Building.

Buildings on the West Podium are recommended to be vacated in their entirety, taken offline for a period of time, renovated in their entirety, and then brought back into service. This renovation strategy produces the highest quality of spaces and makes the most efficient use of capital funding by minimizing capital spent on escalation and construction sequencing.

The exception occurs at the Social Sciences Building, which is recommended for renovation in three phases: two phases for academic programming on the upper levels and a separate phase for the Maintenance and Operations Center at the basement level.

4 Renovate each building for a blend of space types including departmental spaces, general purpose classrooms, and support spaces.

The cycle of renewal at the West Podium will result in one of the five buildings being offline, either in part or whole, at any given point over the course of the next 30 years. The University and all West Podium departments will remain fully operational during this period; therefore, the West Podium must remain operational as well.

space types, allowing it to support the full spectrum of academic activities.

To ensure continued functionality at the West Podium, the FMP recommends that each building is renovated to contain a blend of

Space types for inclusion include: academic departmental spaces, including offices, meeting spaces, and research spaces; associated research centers and institutes; general purpose classrooms; informal lounge spaces to support “living” within the building; applicable administrative spaces; and building service spaces.

IMPLEMENTATION

Renovation of buildings at the West Podium consists of eight major projects as outlined below. Renovation is scheduled to begin in 2012 and completed within the 30-year target time frame.

| NEAR-TERM | INTERMEDIATE-TERM | LONG-TERM |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none">• Renovate Building 25• Renovate Business Administration Building• Program Relocation Project: Relocate Program off the Podium, Vacate the Humanities Building | <ul style="list-style-type: none">• Renovate Education Building• Renovate Humanities Building• Renovate Social Sciences Building Phase 1 | <ul style="list-style-type: none">• Renovate Social Sciences Building Phase 2• Renovate Arts & Sciences Building |

TABLE 06.21 Uptown Campus / West Podium projects by capital plan cycle

VACATE BUSINESS ADMINISTRATION BUILDING (27)

NEAR-TERM PROJECT

The FMP identifies the Business Administration Building (Building 27) as the first building on the West Podium to be renovated, beginning a 30-year cycle of renewal. With completion of the new Business School and relocation of the School of Business program and general purpose classrooms, Building 27 will be approximately half-vacated. Departments that will remain include: the Department of Africana Studies, the Department of Economics, one Department of Psychology research lab, the Center for Social and Demographic Analysis and the Lewis Mumford Center, mail services, and the Rapid Copy Center.

Strategies for the relocation of remaining programs have been identified under a separate UAlbany study for *Building 27 Relocation Planning*. Based on the guiding principles outlined below, the planning study established the following relocation recommendations for the departments that will remain in Building 27 following the relocation of the School of Business:

- Relocate the Departments of Africana Studies and Economics to academic swing space created in a renovated Building 25, per the table to the right.
- Relocate the Department of Psychology's research lab to other space on West Podium, preferably adjacent to other facilities held by the department.
- Relocate the Center for Social and Demographic Analysis and Lewis Mumford Center to reclaimed, renovated space at the basement level of the Humanities Building.
- Create a designated, stand-alone facility on the western-most portion at the basement level of Building 27 for mail services and the Rapid Copy Center. Renovate the space to provide isolated mechanical systems. To facilitate implementation, relocate the Rapid Copy Center to an interim space at the basement level of the Lecture Center during renovation.

PROJECT GSF

28,600

PROJECTED CONSTRUCTION COST (2012 dollars)

\$21.4M (\$18.5M for Building 25, \$3.1M for other projects)

| SPACE ALLOCATION | PROPOSED ASF |
|--------------------------------|---------------|
| Department of Africana Studies | 2,825 |
| Department of Economics | 10,050 |
| General Purpose Classrooms | 1,200 |
| Informal Lounge Spaces | 660 |
| Custodial & Building Services | 2,630 |
| TOTAL | 17,365 |

TABLE 06.22 Vacate Business Administration Building project metrics

GUIDING PRINCIPLES FOR RELOCATION PLANNING

Vacate Building 27 by mid-2015 to initiate its timely renovation as the first project in a cycle of renovation at the West Podium.

Minimize the disruption associated with vacating Building 27.

Meet space needs for all departments within range of the West Podium.

Apply facilities and capital resources to their highest and most efficient use.

RENOVATE BUSINESS ADMINISTRATION BUILDING (27)

NEAR-TERM PROJECT

The FMP recommends renovation of the Business Administration Building (Building 27) for the School of Education and the Department of Economics as primary occupants.

The School of Education currently occupies the Education Building, the smallest building on the West Podium. In its current facilities the school faces a significant and immediate space deficit, occupying less than half of the space needed per the FMP space needs assessment. To address this near-term deficit, the School of Education is relocated to the renovated Business Administration Building under the first West Podium project. Facilities provided for the school will include those for departmental offices, the office of the Dean, and affiliated centers and institutes.

The Department of Economics is currently located in the Business Administration Building. To facilitate the vacating of the building, it will be relocated to academic department swing space in Building 25. Following its completion, the department is returned to the renovated Business Administration Building.

The renovated Business Administration Building will also include general purpose classrooms, informal lounges for “living” within the building, and applicable building services spaces.

IMMEDIATE PROJECT DEPENDENCIES

Preceded by: Construction of the New Business School; Projects to vacate as outlined in the Building 27 Relocation Planning Study

Followed by: Renovation of the Education Building

PROJECT GSF

98,600

PROJECTED CONSTRUCTION COST (2012 dollars)

\$26.3M

| SPACE ALLOCATION | PROPOSED ASF |
|---------------------------------------------|---------------|
| School of Education | 25,100 |
| Educational Administration & Policy Studies | 4,300 |
| Educational & Counseling Psychology | 7,800 |
| Educational Theory & Practice | 8,500 |
| Reading | 4,500 |
| Dean of the School of Education | 6,600 |
| Affiliated Centers and Institutes | 1,200 |
| Department of Economics | 10,500 |
| General Purpose Classrooms | 5,500 |
| Mail Services & Rapid Copy Center | 5,500 |
| Informal Lounge Space | 1,700 |
| Custodial & Building Services | 1,100 |
| TOTAL | 57,200 |

TABLE 06.23 Renovate Business Administration Building project metrics



Building 25

PROGRAM RELOCATION PROJECTS

NEAR-TERM PROJECT

RELOCATE PROGRAM OFF OF THE PODIUM

To create the required capacity in West Podium buildings, a critical mass of academic department spaces will be transitioned to an off-campus location, as outlined in section 05 Plan Strategy.

The relocation of the Departments of Geography & Planning and Sociology was employed in development of the FMP, but it must be noted that the final relocation planning, including the selection of departments, is still under discussion. The relocation of these two departments would vacate 21,000 ASF at the Arts & Sciences Building. Additionally, the Center for Social and Demographic Analysis and the Lewis Mumford Center are recommended for relocation with these academic departments due to their close affiliation, vacating an additional 5,200 ASF from the Humanities Building.

The relocation of these programs makes significant contribution to improving University space efficiencies and creating a vibrant and active Downtown Campus.

IMMEDIATE PROJECT DEPENDENCIES

Preceded by: Acquisition and renovation of the Schuyler School at UAIBany Downtown

During the FMP planning process, the recommendation was made to relocate a cluster of academic departments in the social sciences, the Departments of Geography & Planning and Sociology, from the West Podium to the acquired and renovated Schuyler School on the Downtown Campus. At the time of publication of this document, detailed relocation planning, including the final selection of departments, is still under discussion. The planning herein assumes these College of Arts and Sciences departments, but is subject to change as are any elements of a broad 30-year renovation strategy.

VACATE HUMANITIES BUILDING

The FMP recommends renovation of the Humanities Building as the next phase of renovation on the West Podium.

Following the completion of the Business Administration Building and Education Building renovations, the following program components will remain in the Humanities Building: the Departments of English and Philosophy; disparate spaces for the Departments of Communication, Computer Science, and Psychology; various CAS Dean's Office functions and the Downtown Campus contact office; the Writing Center; and Maintenance and Operations Center functions.

Strategies for the relocation of remaining program components should be studied in greater detail with subsequent planning. At the level of FMP planning, the following relocations are recommended:

- All academic department spaces to either vacated space in the Arts & Sciences Building or academic swing space in Building 25 vacated by the relocation of the Department of Economics to the renovated Business Administration Building, approximately 15,800 ASF.
- The CAS Dean's Office functions, the Downtown Campus contact office, and the Writing Center to vacated space in the Arts & Sciences Building (approximately 6,900 ASF).
- Maintenance and Operations Center functions to swing space, as described in the Social Sciences Building basement level renovation section (approximately 2,300 ASF).

IMMEDIATE PROJECT DEPENDENCIES

Followed by: Renovation of the Humanities Building

RENOVATE EDUCATION BUILDING (35)

INTERMEDIATE-TERM PROJECT

The FMP recommends renovation of the Education Building for a cluster of small College of Arts and Sciences departments around the theme of cultural and area studies.

Recommended departments include Africana Studies; East Asian Studies; Judaic Studies; Latin American, Caribbean & Languages, Literatures & Cultures; Latino Studies; and Women’s Studies. Compared with other UAlbany academic departments, those in this proposed collection are smaller in size in terms of faculty FTE, student enrollment, and space needs. The FMP recommends co-locating them at the Education Building to strengthen their individual and collective physical presence on the Uptown Campus.

The renovated Education Building will also include affiliated centers and institutes, general purpose classrooms, informal lounges for “living” within the building, and applicable building services spaces.

IMMEDIATE PROJECT DEPENDENCIES

Preceded by: Renovation of the Business Administration Building (Building 27)

Followed by: Program Relocation Projects to relocate program off of the Podium and from the Humanities Building; Renovation of the Humanities Building

| PROJECT GSF | |
|--------------------------------------------|--------------|
| 61,500 | |
| PROJECTED CONSTRUCTION COST (2012 dollars) | |
| \$16.4M | |
| SPACE ALLOCATION | PROPOSED ASF |
| Cluster in Cultural and Area Studies | 23,100 |
| Africana Studies | 3,300 |
| East Asian Studies | 3,200 |
| Judaic Studies | 1,500 |
| Languages, Literatures & Cultures | 9,900 |
| Latin American, Caribbean & Latino Studies | 2,900 |
| Women’s Studies | 2,300 |
| Affiliated Centers and Institutes | 2,400 |
| General Purpose Classrooms | 4,200 |
| Informal Lounge Space | 1,600 |
| Custodial & Building Services | 650 |
| TOTAL | 31,950 |

TABLE 06.24 Renovate Education Building project metrics

RENOVATE HUMANITIES BUILDING (36)

INTERMEDIATE-TERM PROJECT

The FMP recommends renovation of the Humanities Building for the Departments of Psychology and Anthropology as primary occupants.

The Department of Psychology consists of five areas of concentration: Behavioral Neuroscience, Clinical Psychology, Cognitive Psychology, Industrial-Organizational Psychology, and Social-Personality Psychology. The FMP recommends relocation of all concentrations from the Social Sciences Building to the renovated Humanities Building with the exception of Behavioral Neuroscience. The Behavioral Neuroscience concentration will remain on the East Podium due to wet lab requirements.

The Department of Anthropology consists of four areas of concentration: Ethnology (Cultural Anthropology), Linguistic Anthropology, Archaeology, and Biological Anthropology. The FMP recommends relocation of the Ethnology and Linguistic Anthropology concentrations from the Social Sciences Building to the renovated Humanities Building. The Archaeology and Biological Anthropology concentration will remain on the East Podium due to wet lab requirements.

The renovated Humanities Building will also include affiliated centers and institutes, general purpose classrooms, informal lounges for “living” within the building, and applicable building services spaces.

PROJECT GSF

102,000

PROJECTED CONSTRUCTION COST (2012 dollars)

\$27.2M

| SPACE ALLOCATION | PROPOSED ASF |
|-----------------------------------|---------------|
| Department of Psychology | 29,950 |
| Department of Anthropology | 12,250 |
| Affiliated Centers and Institutes | 2,800 |
| General Purpose Classrooms | 6,300 |
| Informal Lounge Space | 2,600 |
| Custodial & Building Services | 1,100 |
| TOTAL | 55,000 |

TABLE 06.25 Renovate Humanities Building project metrics

IMMEDIATE PROJECT DEPENDENCIES

Preceded by: Program relocation projects to vacate the Humanities Building

Followed by: Renovation of the Social Sciences Building North



RENOVATE SOCIAL SCIENCES BUILDING PHASE 1 (26)

INTERMEDIATE-TERM PROJECT

The FMP recommends renovation of the Social Sciences Building for a cluster of the College of Arts and Sciences departments around the theme of the humanities, the CAS Dean's Office and associated initiatives, and Campus Services. The Social Sciences Building is recommended for renovation in three phases according to mechanical equipment zones: one phase for the north academic program space on the first through third levels, one phase for the south academic space on the basement through third levels, and one phase for the Maintenance and Operations Center at the basement level.

SOCIAL SCIENCES BUILDING NORTH

The Social Sciences Building North renovation includes the first through third levels. The FMP recommends renovation of this space for the Departments of Communication and History as primary occupants. Both departments are relocated from the south portion of the building.

The renovated Social Sciences Building North will also include affiliated center and institutes, an Uptown Campus office for the School of Social Welfare, general purpose classrooms, an Office of General Studies, informal lounges for “living” within the building, and applicable building services spaces.

IMMEDIATE PROJECT DEPENDENCIES

Preceded by: Renovation of the Humanities Building

Followed by: Renovation of the Social Sciences Building South

PROJECT GSF

39,100

PROJECTED CONSTRUCTION COST (2012 dollars)

\$10.4M

| SPACE ALLOCATION | PROPOSED ASF |
|-----------------------------------------|---------------|
| Cluster in Humanities | 17,900 |
| Communication | 5,900 |
| History | 12,000 |
| School of Social Welfare Contact Office | 400 |
| Office of General Studies | 1,000 |
| General Purpose Classrooms | 1,500 |
| Informal Lounge Space | 1,000 |
| Custodial & Building Services | 500 |
| TOTAL | 22,300 |

TABLE 06.26 Renovate Social Sciences Building North project metrics

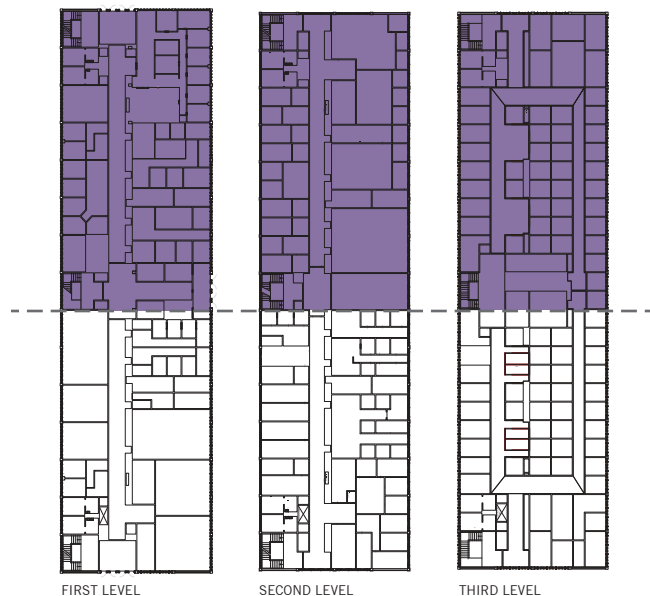


FIGURE 06.27 Social Sciences Building North renovation area

RENOVATE SOCIAL SCIENCES BUILDING PHASE 2 (26) *continued*

LONG-TERM PROJECT

SOCIAL SCIENCES BUILDING SOUTH

The Social Sciences Building South renovation includes the southern-most portion of the basement level that is currently occupied by the Department of History as well as the first through third levels.

The FMP recommends renovation of this space for the Departments of English and Philosophy and the CAS Dean's Office and Initiatives as primary occupants.

The renovated Social Sciences Building South will also include affiliated centers and institutes, general purpose classrooms, informal lounges for “living” within the building, and applicable building services spaces.

IMMEDIATE PROJECT DEPENDENCIES

Preceded by: Renovation of the Social Sciences Building North

Followed by: Renovation of the Arts & Sciences Building

PROJECT GSF

45,500

PROJECTED CONSTRUCTION COST (2012 dollars)

\$12.2M

| SPACE ALLOCATION | PROPOSED ASF |
|-----------------------------------|---------------|
| Cluster in Humanities | 15,200 |
| English | 11,200 |
| Philosophy | 4,000 |
| CAS Dean's Office and Initiatives | 6,200 |
| General Purpose Classrooms | 5,400 |
| Informal Lounge Space | 1,000 |
| Custodial & Building Services | 500 |
| TOTAL | 28,300 |

TABLE 06.27 Renovate Social Sciences South project metrics



FIGURE 06.28 Social Sciences Building South renovation area

MAINTENANCE & OPERATIONS CENTER

The basement level of the Social Sciences Building is the primary location for the components of UAlbany's Maintenance and Operations Center, comprising maintenance shops, materials management, and associated Operations Center offices that service facilities on and off of the Academic Podium.

Approached holistically, the FMP recommends that the Maintenance and Operations Center maintains its primary location at the basement level of the Social Sciences building. Recognizing that the nature of the center's operations benefits from more than one location on the Podium, the FMP recommends the establishment of a second, consolidated location at the basement level of the Biology Building.

Due to the physical condition of the Social Sciences Buildings, the existing Maintenance and Operations Center space must be renovated and mechanical systems must be upgraded. Implementation of this project of requires a quantity of swing space while renovation is being completed.

BRIDGE PLANNING STUDY

The FMP recommends a bridge planning study for renovation of the Maintenance and Operations Center at the Social Sciences Building to develop phasing, logistics, and swing space planning for this project in greater detail, with close consideration to operational requirements.

PROJECT GSF

22,400

PROJECTED CONSTRUCTION COST (2012 dollars)

\$6.0M

TABLE 06.28 Renovate Social Sciences Building Basement project metrics

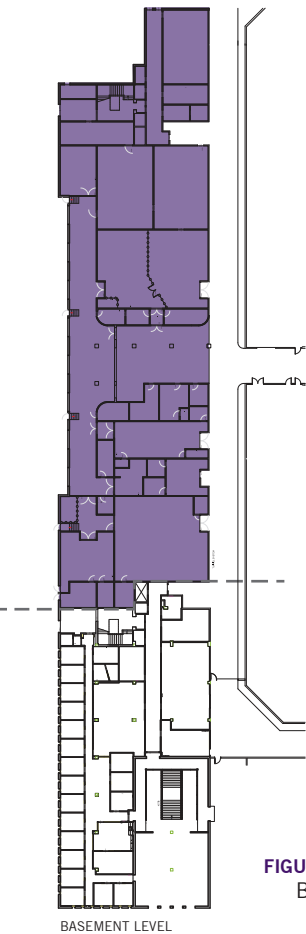


FIGURE 06.29 Social Sciences Building Basement renovation area

RENOVATE ARTS & SCIENCES BUILDING (28)

LONG-TERM PROJECT

The FMP recommends renovation of the Arts & Sciences Building to provide capacity expansion for the Schools of Business and Education located in adjacent buildings; the Department of Psychology located in the Humanities Building; and general purpose classrooms.

Renovation of the Arts & Sciences Building in the out-year of West Podium renewal will occur at a time when the above identified departments will likely have realized growth and require facilities expansion. The FMP recommends the relocation of portions of these programs to the Arts & Sciences Building to allow for growth of other areas in their respective primary building location. For example, the industrial-organizational concentration within the Department of Psychology may be relocated from the Humanities Building, due to its affiliation with business and management subject areas.

More detailed programming should be conducted with further study closer to the implementation of the project.

IMMEDIATE PROJECT DEPENDENCIES

Preceded by: Renovation of the Social Sciences Building South

Followed by: N/A

| PROJECT GSF | |
|---------------------------------------------------|---------------|
| 76,200 | |
| PROJECTED CONSTRUCTION COST (2012 dollars) | |
| \$20.3M | |
| SPACE ALLOCATION | PROPOSED ASF |
| Academic Department Expansion | 30,500 |
| School of Business | 8,800 |
| School of Education | 13,800 |
| Department of Psychology | 7,900 |
| General Purpose Classrooms | 8,500 |
| Informal Lounge Space | 2,100 |
| Custodial & Building Services | 1,300 |
| TOTAL | 43,400 |

TABLE 06.29 Renovate Arts & Sciences Building project metrics



01
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02
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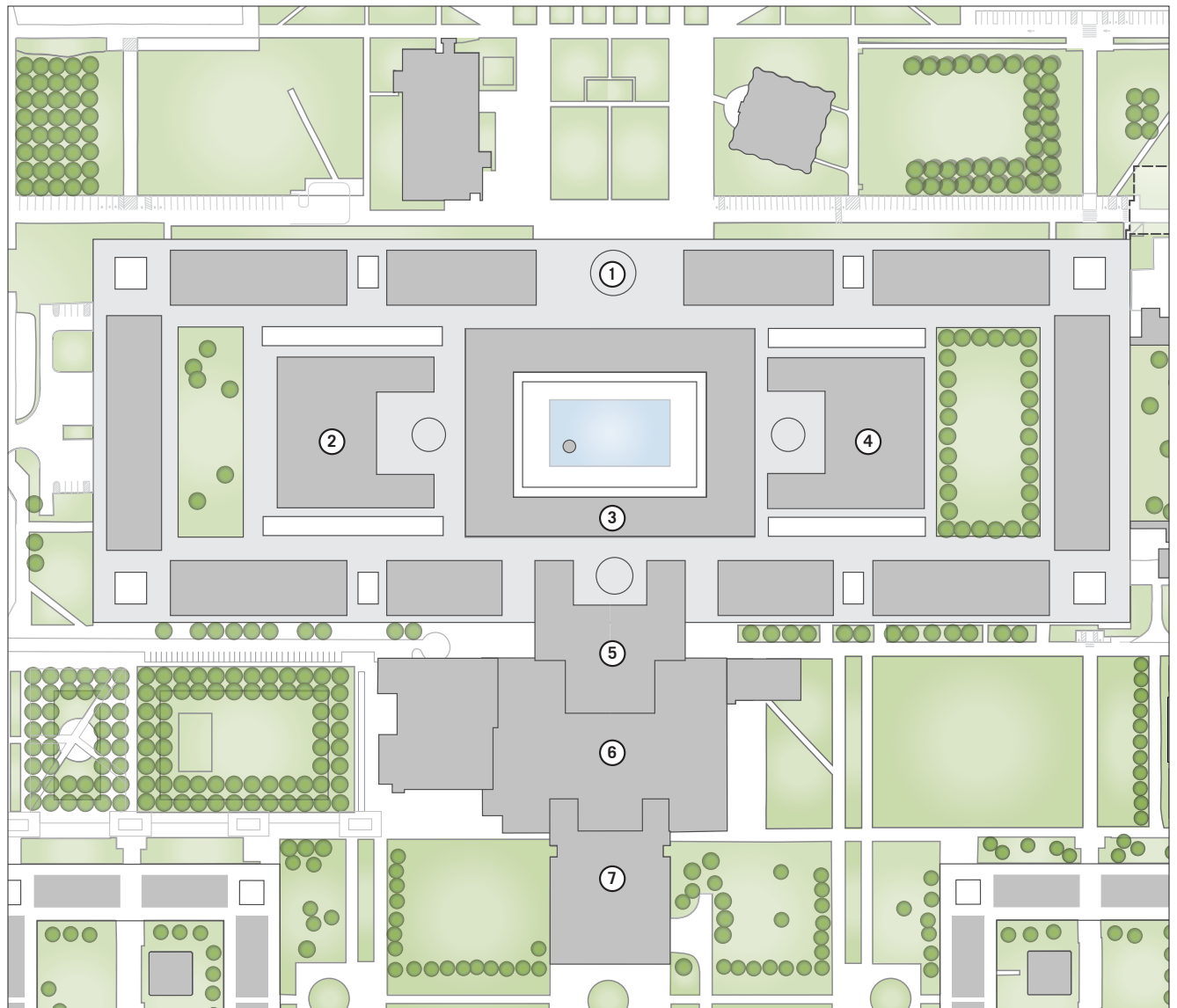
03
EXISTING CONDITIONS

04
SPACE NEEDS

05
PLAN STRATEGY

06
RENEWAL PLAN

UPTOWN CAMPUS / CENTER PODIUM



- | | |
|--------------------------|---------------------------|
| ① COMPUTING CENTER | ⑤ CAMPUS CENTER |
| ② UNIVERSITY LIBRARY | ⑥ CAMPUS CENTER EXPANSION |
| ③ LECTURE CENTER | ⑦ SCIENCE LIBRARY |
| ④ PERFORMING ARTS CENTER | |

FIGURE 06.30 Uptown Campus/ Center Podium zone facilities

OVERVIEW

The Center Podium at the Uptown Campus consists of six principal buildings: the Campus Center (including the existing Campus Center addition), the Computing Center, the Lecture Center, the Performing Arts Center, the Science Library, and the University Library.

The buildings contain a range of shared academic and support facilities that are used by multiple constituents across the University community. Such functions include general purpose lecture halls, performance venues, library and study facilities, student organizations and activities, and food service venues.

All buildings, with the exception of the Campus Center addition and the Science Library, are heritage Podium facilities. These facilities require renovation due to age and condition, coupled with the evolution of instructional delivery, operations, and role of such programs within the campus experience.

The following section outlines goals, strategies, and projects associated with upgrading Center Podium facilities. The section refers to all buildings according to their current names, as listed above and outlined on the diagram to the left.

PROJECTS IN PROGRESS

Campus Center Phase 2 Renovation and Addition - Second phase of major renewal including 70,000 GSF addition and 41,000 GSF renovation (2009–2016)

New Data Center Design and Construction - Construction of new Data Center to vacate the Computing Center on the Podium (2012–2014)

Classroom Study - In depth study of classrooms University-wide to inform Lecture Center redevelopment recommendations (2012)

STRATEGY

1 Vacate and renovate buildings in a phases, maximizing the scale of each to reduce the total number of phases required.

Renovation of Center Podium buildings is made difficult by the need to take a quantity of space offline while renovation work is in progress. Functions housed in these buildings are highly specific, of vital importance to the entire campus community, and not readily transferable to other existing facilities.

However, due to the sheer quantity of space requiring renovation at the Center Podium, the FMP recommends an aggressive push to take space offline. By maximizing the scale of each phase and reducing the total number of phases required, renovation within the target 30-year time frame will be possible.

2 Relocate non-critical functions from the Center Podium to create space for renovation and program expansion. Construct a storage facility on the Uptown Campus to provide facilities for these functions within range of the Podium.

Space on the Academic Podium is of high value and sought after by a multitude of University departments. As the institution expands in size and facilities are offline for renovation, the demand for limited space on the Podium will become more acute.

In this context of high demand and limited supply, demand must be prioritized to ensure all spaces are employed toward the highest and most efficient use. Non-critical functions that do not need to be located at the heart of campus on the Podium, such as storage and back-of-house offices, must be considered for relocation. This will allow greater capacity for critical functions such as academic departments and core student support services.

The relocation of identified non-critical functions from the Podium is also driven by fiscal considerations. Storage and basic office spaces can be built at a significantly lower cost than more expensive academic spaces.

The FMP identifies the potential to vacate a significant quantity of space in Center Podium buildings currently occupied by non-critical functions. The FMP recommends construction of a storage facility on the Uptown Campus to accommodate such program.

3 With renovation of Center Podium buildings, reorganize programs to provide value-added adjacencies and improve circulation.

The shared program functions that are located in Center Podium buildings support a broad UAlbany community and are central to the University experience.

To enhance the value of such program functions, the FMP recommends that with renovation and program relocation, components are reconstituted in a user-friendly and accessible manner. High-traffic functions should remain at the heart of the

Uptown Campus and related program functions should be co-located.

Additionally, opportunities exist to improve pedestrian circulation through the Center Podium region, particularly at the basement level. With renovation, program and circulation routes should be reorganized to further enhance accessibility.

IMPLEMENTATION

Renovation of buildings at the Center Podium consists of fifteen major projects as outlined below. Renovation is scheduled to begin in 2012 and completed within the 30-year target time frame.

| NEAR-TERM | INTERMEDIATE-TERM | LONG-TERM |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none">• Renovate Computing Center• Construct New Storage Facility Phase 1• Renovate University Library Pilot Phase and Phase 1 | <ul style="list-style-type: none">• Construct New Storage Facility Phase 2• Renovate University Library Phase 2• Renovate Lecture Center Phases 1 and 2• Renovate Campus Center Phases 3 and 4 | <ul style="list-style-type: none">• Renovate University Library Phase 3• Renovate Lecture Center Phases 3 and 4• Renovate Performing Arts Center |

TABLE 06.30 Uptown Campus / Center Podium projects by capital plan cycle



RENOVATE COMPUTING CENTER (56)

NEAR-TERM PROJECT

The FMP recommends renovation of the Computing Center as a consolidated front door for the University's range of student financial services that comprise its Student Financial Center including Bursar, Financial Aid, Registrar, and Student Accounts.

The Student Financial Center is currently distributed between three separate locations on the lower level of the Campus Center. The relocation of services to the Computing Center location will create a highly accessible one-stop shop for students to conduct financial transactions.

The space within the Computing Center should focus on providing a comfortable space for front-door financial services and “first-line” counseling services with computer terminals, transaction windows, and a quantity of touch-down meeting space. Arrival and queuing from the Computing Center corridor should be considered.

Due to space limitations at the Computing Center, select back-office functions, in-depth counseling services, and storage will likely require additional facilities at another location.

IMMEDIATE PROJECT DEPENDENCIES

Preceded by: Construction of the new Data Center building

Followed by: Campus Center Phase 3 renovation

PROJECT GSF

22,000

PROJECTED CONSTRUCTION COST (2012 dollars)

\$5.8M

| SPACE ALLOCATION | PROPOSED ASF |
|-------------------------------|--------------|
| Student Financial Center | 8,000 |
| Combined Transaction Center | 4,400 |
| Shared Office Suite | 3,600 |
| Custodial & Building Services | 800 |
| TOTAL | 8,800 |

TABLE 06.31 Renovate Computing Center project metrics

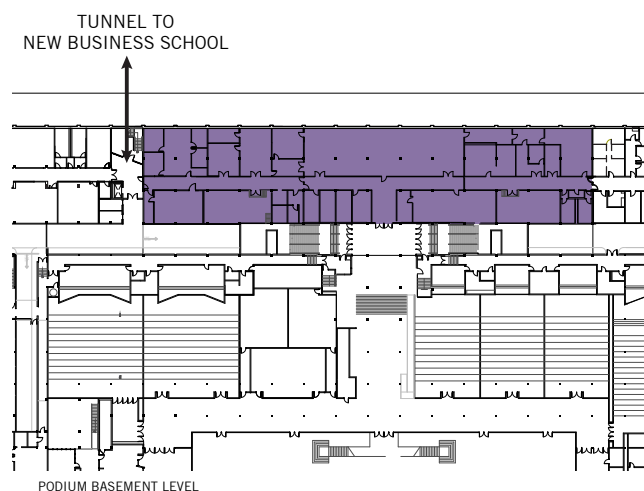


FIGURE 06.31 Computing Center renovation area

CONSTRUCT NEW STORAGE FACILITY

NEAR-TERM PROJECT

The FMP recommends construction of a new Storage Facility on the Uptown Campus to aid in relocating non-critical functions from Podium buildings and creating space for renovation and program expansion.

The new Storage Facility will be constructed in two phases. The first phase will contain conditioned collections and archival storage space, along with offices to support staff members. This phase will support the relocation of program from the University Library, setting up for renovation of that building.

The second phase will contain administrative offices for back-of-house functions, or those functions that are critical to the University's operation, but do not require direct contact with students, faculty, staff, or visitors. This phase will support the relocation of program from the Campus Center, setting up for the continued phased renovation of that building.

The new Storage Facility should be constructed with mechanical systems appropriate for archival and collections storage and to maximize accessibility from an operational standpoint. The facility is recommended for location adjacent to the existing Grounds Building and Grounds Shed, a functional zone on campus that is already employed for storage and retrieval use.

The FMP recommends construction of the new Storage Facility in the vicinity of the existing Grounds Buildings, which contain a similar program type. A study should be conducted to determine the most suitable site location for the building.

IMMEDIATE PROJECT DEPENDENCIES

Preceded by: N/A

Followed by: University Library Phase 1 renovation; Campus Center Phase 3 renovation

PHASE 1 (NEAR-TERM)

PROJECT GSF

65,800

PROJECTED CONSTRUCTION COST (2012 dollars)

\$15.3M

| SPACE ALLOCATION | PROPOSED ASF |
|-------------------------------------|---------------|
| Climate-Controlled Storage Facility | 50,000 |
| Library Collections Compact Storage | 35,000 |
| Special Collections Storage | 8,000 |
| Archival Records Storage | 4,000 |
| Rapid Retrieval Office | 3,000 |
| Custodial & Building Services | 1,500 |
| TOTAL | 51,500 |

PHASE 2 (INTERMEDIATE-TERM)

PROJECT GSF

37,800

PROJECTED CONSTRUCTION COST (2012 dollars)

\$8.8M

| SPACE ALLOCATION | PROPOSED ASF |
|-------------------------------|---------------|
| Administrative Offices | 25,000 |
| Custodial & Building Services | 500 |
| TOTAL | 25,500 |

TABLE 06.32 Construct New Storage Facility project metrics

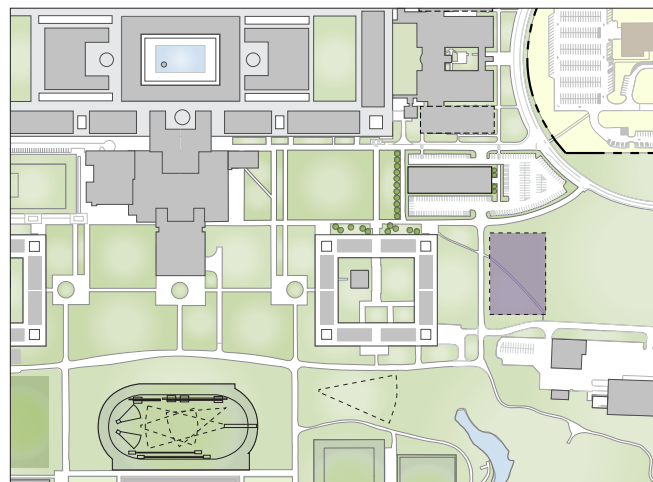


FIGURE 06.32 New Storage Facility proposed site

RENOVATE UNIVERSITY LIBRARY (37)

NEAR-TERM PROJECT

The University Library is a prominent facility on the Podium actively used by the full campus community. The current facility contains a range of functions including access services, collections, reading areas, circulation desks, and technical services and administration. The building also currently contains the Department of Computer Science, the Education Opportunity Program, and the Institute for Teaching, Learning and Academic Leadership.

In 2011, the University concluded a *University Library Program and Concept Study* with the consultant EYP Architecture. The study indicates a vision to shift away from the primacy of collections storage as a driver of program space within the building. It emphasizes the importance of reducing the footprint and impact of physical collections in order to allocate a greater quantity of space for public service and reader areas. The study recommends renovation of the University Library in five phases, four major renovation phases plus a pilot phase, catalyzed by vacating a quantity of collections from the building to temporary swing space at a location to be determined.

Approaching facilities renewal from a more holistic stance, the FMP recommends renovation of the University Library in four total phases rather than five, to create spaces of the highest quality and make the most efficient use of capital funding. The FMP maintains the first phase as the vestibule addition project.

Additionally, the FMP recommends use of permanent collection storage at the new Storage Facility to facilitate the Phase 1 renovation rather than employ temporary swing space. In keeping with established FMP guiding principles, use of the Storage Facility relocates non-critical storage functions from valuable

PILOT PHASE RENOVATIONS (NEAR-TERM)

PROJECT GSF

4,800

PROJECTED CONSTRUCTION COST (2011 dollars)

\$2.5M

PHASE 1 RENOVATION (NEAR-TERM)

PROJECT GSF

72,800

PROJECTED CONSTRUCTION COST (2012 dollars)

\$24.0M

PHASE 2 RENOVATION (INTERMEDIATE-TERM)

PROJECT GSF

72,800

PROJECTED CONSTRUCTION COST (2012 dollars)

\$24.0M

PHASE 3 RENOVATION (LONG-TERM)

PROJECT GSF

145,600

PROJECTED CONSTRUCTION COST (2012 dollars)

\$47.9M

TABLE 06.33 Renovate University Library project metrics

Podium facilities and frees up space for student-centric functions that require immediate proximity. Through the FMP planning process, UAlbany and University Libraries leadership identified the opportunity for spaces within the University Library to be repurposed for student academic support functions supporting the department's mission to promote intellectual growth and support teaching, research, and service of the University.

BRIDGE PLANNING STUDY

The FMP recommends a bridge planning study is conducted for further development of the University Library renovation to establish program, sequencing, and implementation detail in the context of the four-phase renovation, the use of permanent storage space, and the incorporation of student academic support functions into the buildings' program.

IMMEDIATE PROJECT DEPENDENCIES

Preceded by: Construction of the new Storage Facility

Followed by: N/A



RENOVATE LECTURE CENTER (38)

INTERMEDIATE-TERM PROJECT

The Lecture Center is located at the heart of the Podium, spanning the basement and sub-basement levels. The building contains 14 large section lecture halls ranging from 130 to nearly 500 stations as well as smaller classrooms, administrative offices, and storage.

Reflecting the desire for increased course offerings at the smaller section size, room LC-03 was recently subdivided and renovated to create three smaller classrooms.

While FMP planning recognizes the desired shift to smaller section sizes, it is acknowledged that UAlbany will not be able to abandon large section enrollment due to constraints, particularly in faculty lines. Therefore, the FMP recommends renovation of the Lecture Center in a manner that recreates large-section instructional spaces promoting enhanced student engagement with course material, faculty, and peers.

The FMP recommends renovation of the Lecture Center in four phases corresponding with each quadrant of the building. Within each phase, all lecture halls in the quadrant are taken offline.

The southeast quadrant, which contains one of the largest lecture halls, is recommended for Phase 1 renovation. The southwest quadrant is recommended for Phase 2 renovation. In this phase, the FMP recommends reconfiguring program to establish a generous pedestrian connection between the Lecture Center and the Campus Center, a high-demand traffic route. The through pathway to the Campus Center will be completed under the Campus Center Phase 4 renovation project. The two north quadrants are recommended for renovation in Phases 3 and 4.

While lecture halls at the Lecture Center are offline, large section instruction capacity is provided on the Downtown Campus at the renovated Schuyler School auditorium and at Page Hall spaces.

IMMEDIATE PROJECT DEPENDENCIES

Preceded by: Renovation of Schuyler School; Renovation of Page Hall

Followed by: N/A

PHASE 1 RENOVATION (INTERMEDIATE-TERM)

PROJECT GSF

60,400

PROJECTED CONSTRUCTION COST (2012 dollars)

\$16.2M

PHASE 2 RENOVATION (INTERMEDIATE-TERM)

PROJECT GSF

60,400

PROJECTED CONSTRUCTION COST (2012 dollars)

\$16.2M

PHASE 3 RENOVATION (LONG-TERM)

PROJECT GSF

60,400

PROJECTED CONSTRUCTION COST (2012 dollars)

\$16.2M

PHASE 4 RENOVATION (LONG-TERM)

PROJECT GSF

60,400

PROJECTED CONSTRUCTION COST (2012 dollars)

\$16.2M

TABLE 06.34 Renovate Lecture Center project metrics

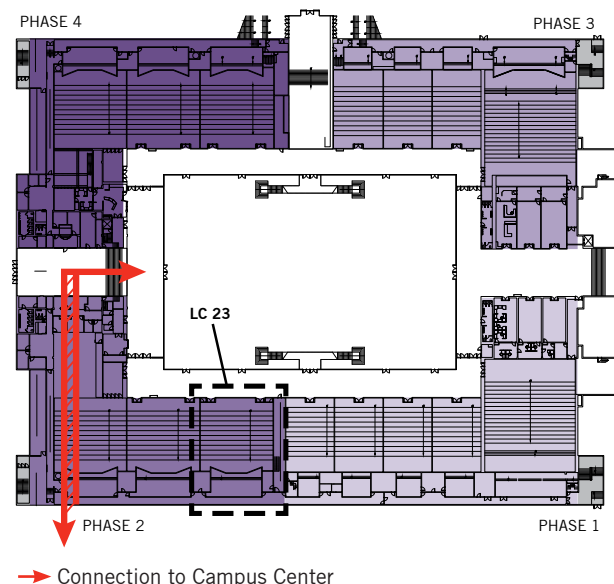


FIGURE 06.33 Lecture Center renovation area and phasing

RENOVATE CAMPUS CENTER PHASES 3 AND 4 (34)

INTERMEDIATE-TERM PROJECT

The Campus Center is a central and prominent feature on the Podium due to its location and the wide range of campus life programming. The current facility is active with spaces for student organizations and activities, food service venues, meeting and event rooms, and the Student Financial Center.

In 2009 the University conducted a *Campus Center Master Plan* with the consultant WTW Architects to guide renewal and reprogramming of the original Campus Center building and the Campus Center addition constructed in 1995. The study identified a vision for a revitalized Campus Center that embodies student-centered design and functions as the “living room” of the Uptown Campus.

Prior to FMP development, the Campus Center underwent two phases of renewal. Phase 1 renovated the main lobby on the first floor, the central stair, and adjacent stairs creating a warm, open, and inviting entry experience to the building from the Podium.

Phase 2, scheduled for completion in 2015, will construct 70,000 GSF of additions to the Campus Center and renovate over 50,000 GSF of existing space on the Podium, garden, and basement levels. Phase 2 will provide food service venues, a 400-seat auditorium, rehearsal space, a game room, a fitness center with aerobic and dance studios, and interior public spaces.

The FMP recommends completion of Campus Center renewal in two additional phases, Phase 3 and Phase 4 renovations.

PHASE 3 RENOVATION

PROJECT GSF

40,000

PROJECTED CONSTRUCTION COST (2012 dollars)

\$10.7M

PHASE 4 RENOVATION

PROJECT GSF

57,200

PROJECTED CONSTRUCTION COST (2012 dollars)

\$15.3M

TABLE 06.35 Renovate Campus Center project metrics



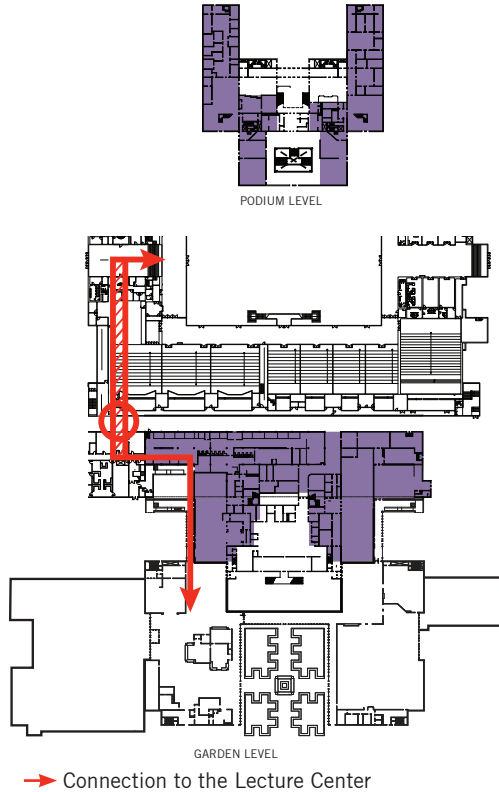


FIGURE 06.34 Campus Center Phase 4 renovation area

PHASE 3 RENOVATION

The FMP recommends the Campus Center Phase 3 project conduct renovation of the second and third levels of the existing building.

PHASE 4 RENOVATION AND ADDITION

The FMP recommends the Campus Center Phase 4 project conduct renovation of remaining un-renovated spaces on the Podium and garden levels of the Campus Center and reconfigure circulation at the basement level for improved connectivity.

The space provided in the addition is recommended to support further co-location of student support services, similarly to the front-door Student Financial Services space provided at the Computing Center.

An important component of this project is the reconfiguration of basement level circulation to clarify movement through the Campus Center, provide seamless connectivity to the new east

and west addition, and achieve a new prominent pedestrian route to the Lecture Center facilitated by the Lecture Center Phase 1 renovation.

IMMEDIATE PROJECT DEPENDENCIES

Preceded by: Completion of Campus Center Phase 2 Renovation; renovation of Computing Center for Student Financial Services front-office; Construction of new Storage Facility for Student Financial Services back-office

Followed by: N/A

RENOVATE PERFORMING ARTS CENTER (39)

LONG-TERM PROJECT

The Performing Arts Center serves as the primary performance space for the University at Albany. It contains five performance venues of varying scales and styles as well as space for the Departments of Music and Theater.

The FMP recommends renovation of the Performing Arts Center in four phases maintaining current performance venues and program functions. Within each phase, portions of the building will be taken offline. While spaces are offline, the FMP recommends use of venues on the UAlbany Downtown Campus at the renovated Schuyler School and Page Hall as well as possible off-campus community partnerships.

BRIDGE PLANNING STUDY

Due to associated complexity and scale, a bridge planning study is recommended for further development of the Performing Arts Center renovation projects to develop programming, sequencing, and implementation detail.

IMMEDIATE PROJECT DEPENDENCIES

Preceded by: Renovation of Schuyler School; Renovation of Page Hall

Followed by: N/A

PHASE 1 RENOVATION

PROJECT GSF

31,900

PROJECTED CONSTRUCTION COST (2012 dollars)

\$10.4M

PHASE 2 RENOVATION

PROJECT GSF

31,900

PROJECTED CONSTRUCTION COST (2012 dollars)

\$10.4M

PHASE 3 RENOVATION

PROJECT GSF

31,900

PROJECTED CONSTRUCTION COST (2012 dollars)

\$10.4M

PHASE 4 RENOVATION

PROJECT GSF

31,900

PROJECTED CONSTRUCTION COST (2012 dollars)

\$10.4M

TABLE 06.36 Renovate Performing Arts Center project metrics

01
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02
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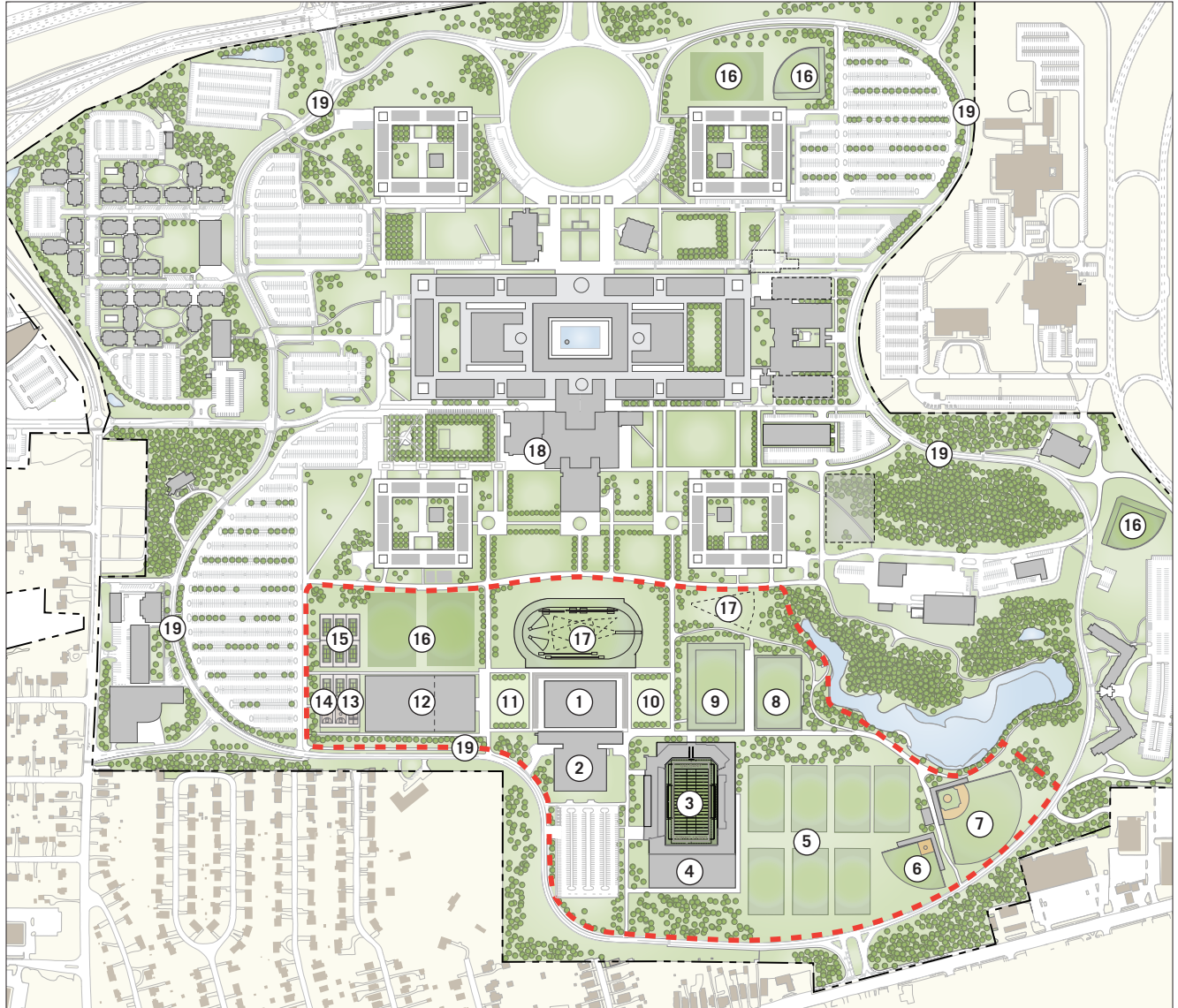
03
EXISTING CONDITIONS

04
SPACE NEEDS

05
PLAN STRATEGY

06
RENEWAL PLAN

UPTOWN CAMPUS / ATHLETICS & RECREATION



- | | | |
|-------------------------------------------|----------------------|---------------------------|
| ① PHYSICAL EDUCATION BUILDING | ⑧ FIELD HOCKEY FIELD | ⑮ TENNIS COURTS |
| ② SEFCU ARENA | ⑨ LACROSSE FIELD | ⑯ RECREATION FIELDS |
| ③ MULTI-PURPOSE ATHLETIC FACILITY PHASE 1 | ⑩ GREAT DANE PLAZA | ⑰ TRACK AND FIELD COMPLEX |
| ④ MULTI-PURPOSE ATHLETIC FACILITY PHASE 2 | ⑪ PURPLE PLAZA | ⑱ CAMPUS CENTER FITNESS |
| ⑤ ATHLETICS FIELDS | ⑫ FIELD HOUSE | ⑲ PURPLE PATH |
| ⑥ SOFTBALL FIELD | ⑬ HANDBALL COURTS | |
| ⑦ BASEBALL FIELD | ⑭ BASKETBALL COURTS | |

FIGURE 06.35 Uptown Campus / Athletics & Recreation zone facilities

OVERVIEW

The Athletics & Recreation Zone consists of buildings, competition fields, and training fields that are used by UAlbany's athletics and campus recreation programs, largely located on the south side of the Uptown Campus. The three principal built facilities include the Physical Education Building, the SEFCU Arena, and the Air Structure. The zone contains five purpose-built performance venues at the Track, which supports outdoor track and field, the John R. Fallon Field, which supports lacrosse, the Field Hockey Field, and the Baseball and Softball Diamonds. Additionally, the zone contains ten other fields, nine of which are dedicated as athletics training fields and one of which is shared campus recreation.

The University at Albany's Athletic Department provides an NCAA Division I intercollegiate athletics program for men and women. The department strives to achieve excellence within intercollegiate competition at the highest level with deference to a continued commitment to fairness and integrity. Athletics currently supports 19 teams, eight men's teams and 11 women's teams, with a total of nearly 450 student athletes. UAlbany competes in the NCAA Division I America East Conference in all sports with the exception of Women's Golf (Metro Atlantic Athletic Conference) and Men's Football (Colonial Athletic Conference (2013), Division I-AA).

The UAlbany department of campus recreation was formally established in 2010 with the mission of enriching the quality of life of the campus community by educating and encouraging participation in recreational opportunities that develop leadership skills, cultivate social relationships, and emphasize healthy lifestyles. The department's offerings include aquatics, fitness and wellness, group exercise, outdoor pursuits, and intramural sports.

The University currently experiences a deficit in both built, indoor program space and outdoor field space for athletic and campus recreation exacerbated by the growth of the Division I athletics

PROJECTS IN PROGRESS

New Multi-purpose Athletic Facility Phase 1 -
Based on Heery plan (2014)

program and the development of a distinct campus recreation department that strives to meet the needs of the entire UAlbany campus community.

To meet the space needs and renovation requirements of existing buildings, the FMP recommends construction of a new Field House Facility and renovation of the existing Physical Education Building and portions of the SEFCU Arena. The FMP outlines strategies to enhance the Athletics & Recreation Zone's identity within the context of the greater Uptown Campus to provide opportunities for efficient facilities programming, create strategies that employ facilities to their best potential, and outline funding opportunities for future projects.

FMP recommendations are based on a review of UAlbany's current inventory of program spaces and development of a target space allocation for both athletics and campus recreation departments based on national guidelines.

The following section outlines the strategy and projects associated with upgrading Athletics & Recreation Zone facilities. The section refers to all buildings according to their current names, as listed above and outlined on the diagram to the left.

STRATEGY

1

Enhance the identity for athletics and campus recreation at UAlbany.

Presently, the Athletics & Recreation (A&R) zone is experienced as disconnected from the rest of the Uptown campus. Although the facilities are within an easy walking distance from the Podium, there are no welcoming connections between the two. The FMP recommends creating direct connections to promote pedestrian access through the redesign of walkways. Paths are recommended to create direct north-south access from the Podium to the zone and east-west access to ease travel within the zone.

The FMP recommends creating new plazas to help reorient and redirect traffic so that the A&R zone becomes an active and exciting participant to campus. Additionally, two plazas bookend the Physical Education Building. At the west side, the Purple

Plaza helps define and unite the recreation department, housed in the west end of the Physical Education Building and the east end of the field house. At the east side, the Great Dane Plaza provides a daily and episodic gathering space for athletes, fans, and the community.

The Hall of Fame is moved from the SEFCU Arena to the ground floor of the Physical Education Building and expanded to include the achievements of the entire community: athletes, scholars, and alumni. Other branded or wayfinding elements along pathways can help to emphasize major corridors and celebrate the University at Albany experience.

2

Share only the facilities that can be effectively shared.

While activities that occur in gymnasium and field facilities for athletics and recreation may look similar, there are significant differences between them due to the different program goals and outcomes associated with each.

The FMP identifies a shared but separate approach, where building envelopes are shared, but the spaces within the envelopes are dedicated to each department. Sharing of spaces is welcome where schedules allow, but are not depended on as a guiding principle.

The Physical Education Building and the New Field House can be shared among the two departments. In the following sections, plans are developed that allow for dedicated program spaces for each department within a shared building envelope. Using this strategy, each department can independently manage the spaces they use while most effectively making use of new or current buildings.

3

Use existing facilities resources to their highest potential.

Although the athletics and recreation departments have outgrown the Physical Education Building and the SEFCU Arena, both buildings can be reorganized and reused to meet current program needs and accommodate future growth. The pool in the Physical

Education Building and the courts in both buildings can be refreshed for continued use. Spaces that have suffered program obsolescence, such as the squash courts, can be re-purposed.

4 Identify a range of funding strategies to aid in meeting need.

Funding strategies for capital improvements present opportunities and constraints that must be considered closely when making facilities development recommendations. For the sake of this study, two types of capital funding are considered, public and private.

Public funding is provided through the SUNY system under the aegis of the SUCF. Funding for renovation projects is provided to institutions for the upkeep of existing buildings with the intention of preserving past real estate investments made by the state of New York. Within the context of the A&R zone, funding for renovation is applicable to the renovation of the Physical Education Building and the SEFCU Arena. It is also applicable to the upgrade of outdoor fields and landscape rehabilitation.

Funding for new construction projects is provided to institutions to expand their facilities inventory and includes both new buildings and additions to existing buildings. The public funding

that provides facilities for athletics and recreation stems from the same source as funding for other capital needs, including academic facilities. As such, the FMP presents an allocation of funding that is balanced against the full range of campus needs. Additionally, the FMP recommends an implementation plan in which investments made in new construction strategically catalyze renovation of existing facilities.

Private funding presents an alternative to the public process for securing capital for facilities projects. Private funding is commonly achieved through a donor model, manifesting as alumni or a single alumnus, private university supporters, and/or corporate sponsorship. Private donor funding is particularly applicable to the athletics program area as the department already contains a development office. Funding models of guarantee games and self-funded sports may also be employed within the realm of athletics.

IMPLEMENTATION

Facilities renewal in the Athletics & Recreation Precinct consists of five major projects, as outlined below.

| NEAR-TERM | INTERMEDIATE-TERM | LONG-TERM |
|---------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> Construct New Field House Phase 1 Relocate Hammer Throw and Softball | <ul style="list-style-type: none"> Construct Multi-Sport Athletic Facility Phase 2 Renovate Physical Education Building Construct New Field House Phase 2 | <ul style="list-style-type: none"> Renovate SEFCU Arena Remove Air Structure Build New Indoor Practice Facility |

TABLE 06.37 Uptown Campus / Athletics & Recreation projects by capital plan cycle

CONSTRUCT NEW FIELD HOUSE PHASE 1

NEAR-TERM PROJECT

The FMP recommends the construction of a new field house to provide capacity expansion for both the athletics and recreation departments. It is suggested that this new building occur as a near-term project to ease the current program space demands and to provide swing space for later renovations to the Physical Education Building and to the SEFCU Arena.

The building should be built in two phases. In the first construction phase, the recreation department program elements will be provided. Activity spaces such as basketball courts, multi-activity court, fitness center, multi-purpose rooms, and climbing wall will be built as well as support spaces such as a lobby with security desk, locker rooms, staff offices, and storage.

In this phase, two dedicated recreation fields are located to the north of the new field house and four new outdoor handball courts replace two basketball courts to the west of the field house footprint. The varsity softball field would be relocated to an area just east of the varsity practice fields. Additionally, the hammer throw would move to an area north of the lacrosse field and east of the track.

Although these spaces will be planned for future dedicated recreation department use, it is expected that the athletics and recreation departments will share the building while renovation to the Physical Education Building progresses.

The new Purple Plaza (or Rec Plaza) will be book ended by the new field house and Physical Education Building, providing an outdoor play or congregation space that highlights the importance of community, recreation, and wellness on campus. By situating a group of recreation program spaces together around a plaza, the recreation department will be able to express and reinforce its brand presence on campus, and students who are involved in IM or Club Sports will have a 'home' to celebrate their shared experiences.

IMMEDIATE PROJECT DEPENDENCIES

Preceded by: N/A

Followed by: Renovation of the Physical Education Building and the SEFCU Arena

PROJECT GSF

68,600

PROJECTED CONSTRUCTION COST (2012 dollars)

\$21.2M

| SPACE ALLOCATION | PROPOSED ASF |
|--------------------------------|---------------|
| Recreation Department | 54,850 |
| Lobby | 1,000 |
| Climbing Wall | 800 |
| Weights & Fitness | 10,000 |
| Courts | 20,000 |
| Multi-Purpose Athletics Courts | 10,000 |
| Spin Studio | 900 |
| Multi-Purpose Room | 1,500 |
| Men's Locker | 2,000 |
| Women's Locker | 2,000 |
| Rec Office | 650 |
| Storage | 6,000 |
| TOTAL | 54,850 |

TABLE 06.38 Construct New Field House Phase 1 project metrics

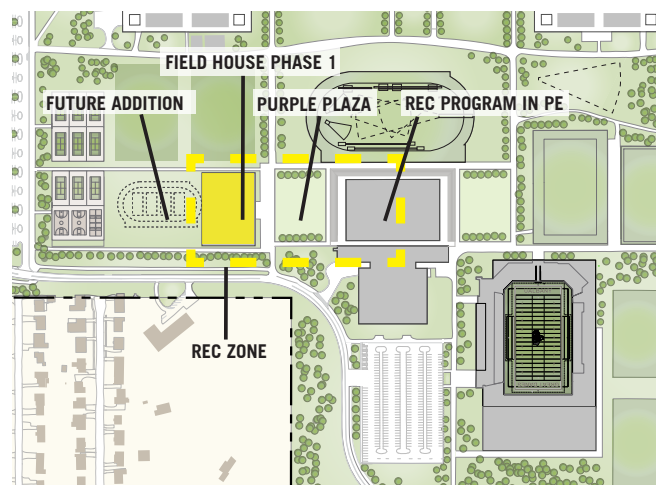


FIGURE 06.36 New Field House recommended site

RELOCATE HAMMER THROW AND SOFTBALL

NEAR-TERM PROJECT

In order to commence with the proposed field house project, the hammer throw needs to be relocated to a site east of the outdoor track, in close proximity to the track and field practice and performance space.

By placing the softball field in close proximity to baseball, there is a stronger presence and concentration of field performance venues at the east side of the Great Dane Plaza. Additional fan amenities such as concessions, seating, and bathrooms will further attract and retain spectators to events.

CONSTRUCT MULTI-PURPOSE ATHLETIC FACILITY PHASE 2

INTERMEDIATE-TERM PROJECT

The FMP recommends the construction of Phase 2 of the multi-purpose athletic facility. While building the Phase 1 of the field house will help accommodate the recreation department and free up space within the Physical Education Building for renovation, it does not provide enough space to accommodate athletics department functions that would be displaced with the renovation of the Physical Education Building.

Phase 2 of the multi-purpose athletic facility, as planned by Heery does just this, it includes support spaces for field sports including locker rooms for football, visiting locker rooms, coaches and administrative offices, strength and conditioning, sports medicine, and an upper level press box.

RENOVATE PHYSICAL EDUCATION BUILDING (55)

INTERMEDIATE-TERM PROJECT

Today, the Physical Education Building is shared by athletics and campus recreation. The building's most notable programmatic attributes are the pool and three indoor courts, which make the building suitable for continued athletics and recreation use.

Significant changes have occurred in athletics and campus recreation programming since the Physical Education Building was constructed. As a result of these changes, many spaces within the building have been re-appropriated from their original, often for different functions. These re-appropriated spaces are often less effective in meeting functional needs than purpose-built spaces resulting in the perception of space quantity inadequacies.

The building also requires renovation for physical condition and upgrade of mechanical systems.

The FMP recommends renovation of the Physical Education Building for shared but separate use by both athletics and campus recreation. Under this model, spaces will be provided for both departments within the building envelope, however, the spaces will be dedicated to a specific department. The sharing of spaces is welcome as schedules allow, but is not depended on as a guiding functional principle.

Under this model, the FMP locates campus recreation spaces on the west side of the building and athletics spaces on the east side of the building. On the first floor the existing central corridor is maintained as a shared circulation corridor that is activated by an Academic and Athletic Hall of Fame to celebrate the achievements of the University at Albany community.

PROJECT GSF

149,000

PROJECTED CONSTRUCTION COST (2012 dollars)

\$39.8M

| SPACE ALLOCATION | PROPOSED ASF |
|-----------------------|----------------|
| Recreation Department | 39,700 |
| Athletics Department | 56,780 |
| Shared | 6,400 |
| TOTAL | 102,880 |

TABLE 06.39 Renovate Physical Education Building project metrics

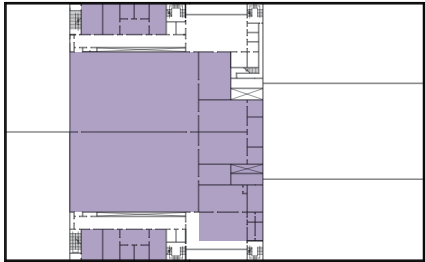
The program locations contribute to placemaking efforts within the precinct. The location of campus recreation on the west side of the building provides adjacency to the proposed new Purple Plaza located between the Physical Education Building and the new field house Phase 1. The location of athletics on the east side of the building provides adjacency to the proposed new Great Dane Plaza and the new Multi-purpose Athletic Facility.

IMMEDIATE PROJECT DEPENDENCIES

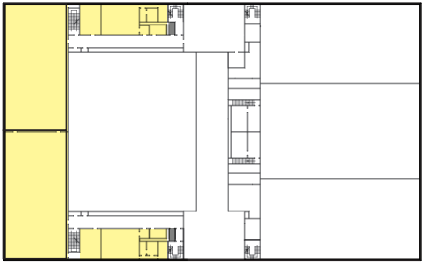
Preceded by: Construction of the Field House Phase 1

Followed by: Renovation of the SEFCU Arena

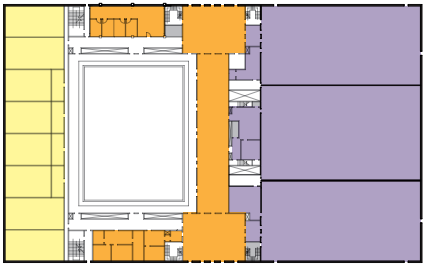




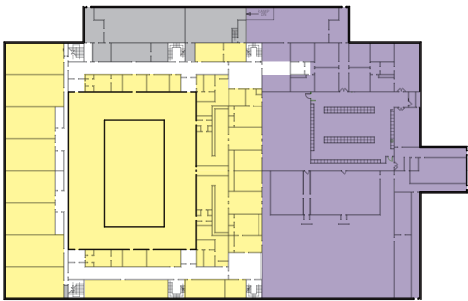
THIRD LEVEL



SECOND LEVEL



FIRST LEVEL



BASEMENT LEVEL

BUILDING USE LEGEND




-  Athletics
-  Recreation
-  Shared

FIGURE 06.37 Physical Education Building Renovation area

RENOVATE SEFCU ARENA (105)

INTERMEDIATE-TERM PROJECT

Following renovation of the Physical Education Building, the FMP recommends renovation and refreshing of the SEFCU Arena. The building is in good condition, but would benefit from improvements such as new floors at the fitness center, a new sound system, a new scoreboard, and improvements to interior fixtures.

Due to the overall good condition of the building, required improvements could be administered as distinct projects during the off-season. Any displaced program can be housed in either the field house or the Physical Education Building temporarily.

Key renovation projects include:

- New floors at the fitness center
- New scoreboard
- New / refreshed locker rooms and coaches offices
- Improved sports medicine and strength and conditioning
- Re-appropriation of the squash and racquetball courts for another function such as team rooms or team/visiting locker rooms
- New Student-Athlete Success Center

IMMEDIATE PROJECT DEPENDENCIES

Preceded by: Renovation of the Physical Education Building

Followed by: Construction of Field House Phase 2

PROJECT GSF

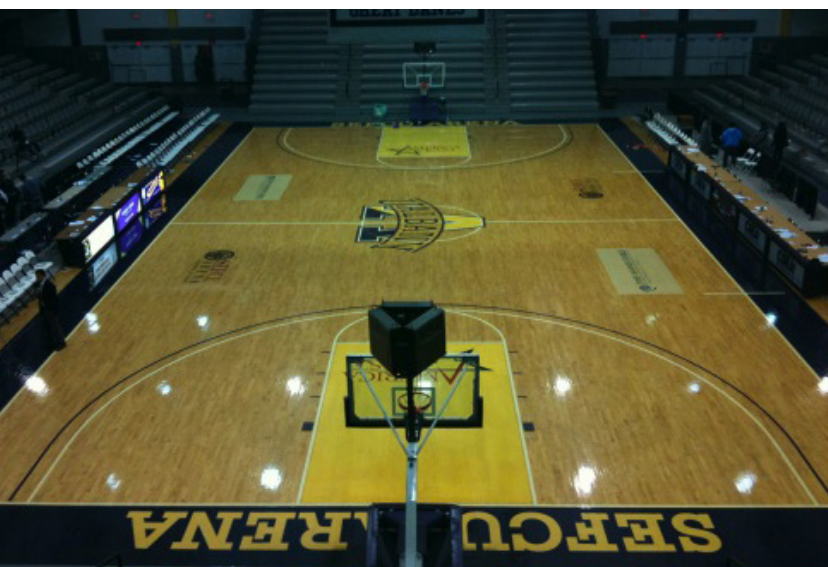
65,000

PROJECTED CONSTRUCTION COST (2012 dollars)

\$17.6M

| SPACE ALLOCATION | PROPOSED ASF |
|----------------------|---------------|
| Athletics Department | 88,500 |
| Shared | 5,000 |
| TOTAL | 93,500 |

TABLE 06.40 Renovate SEFCU Arena project metrics



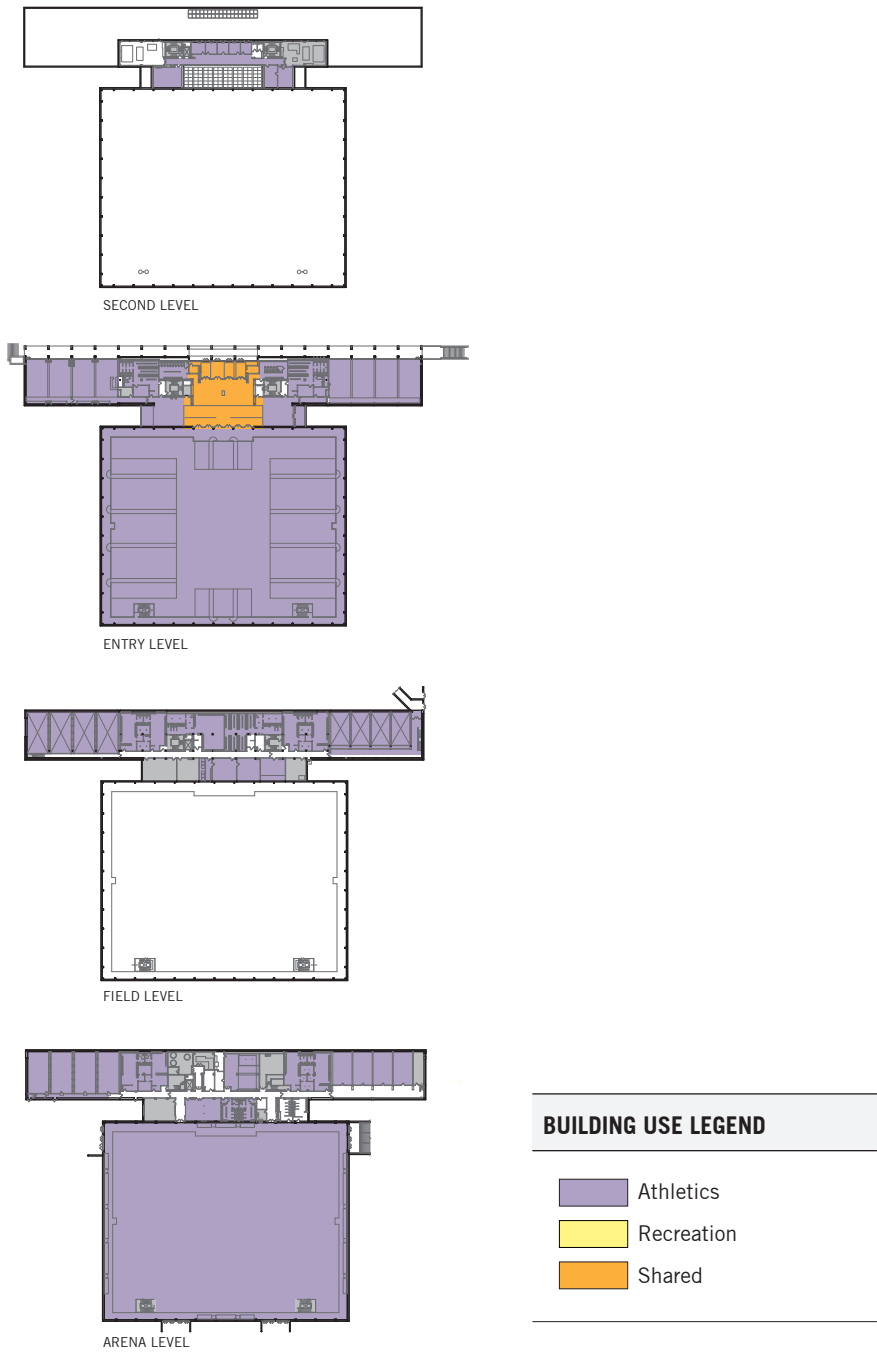


FIGURE 06.38 SEFCU Arena renovation area

CONSTRUCT NEW FIELD HOUSE PHASE 2

INTERMEDIATE-TERM PROJECT

In the second phase of the field house build-out, the athletics program elements built include: 200 M banked track, spectator seating, visiting locker rooms, and storage.

Once completed, this facility will have a separate but shared use with athletics on the west end and recreation on the east end. Although the track may be shared at limited times, it will be predominantly an indoor practice facility for athletics use and a performance venue for the indoor track and field team.

Overall, this new facility, along with the proposed improvements to the Physical Education building and SEFCU Arena, will greatly expand the recreation department's reach and ability to administer programs and improve the athletic department's ability to compete with its NCAA Division I colleagues.

PROJECT GSF

170,250

PROJECTED CONSTRUCTION COST (2012 dollars)

\$56.6M

| SPACE ALLOCATION | PROPOSED ASF |
|-----------------------|----------------|
| Recreation Department | 54,850 |
| Athletics Department | 81,350 |
| TOTAL | 136,200 |

TABLE 06.41 Construct New Field House Phase 2 project metrics

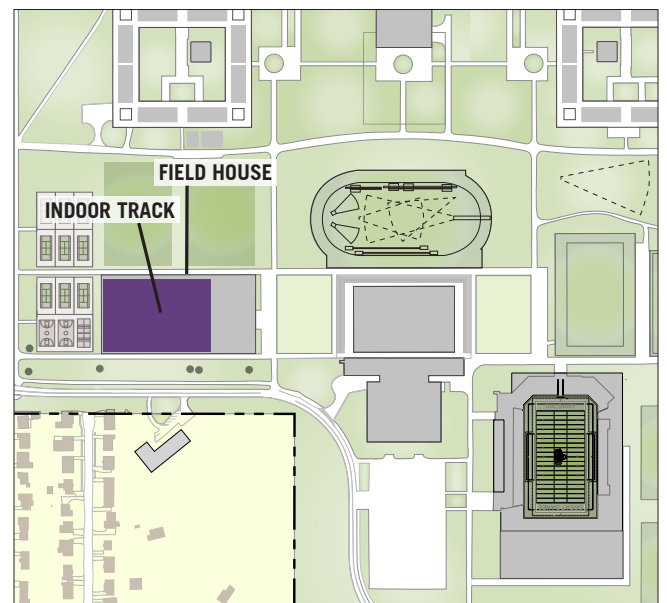


FIGURE 06.39 New Field House Phase 2 recommended site

REMOVE AIR STRUCTURE (108)

LONG-TERM PROJECT

Upon completion of the second phase of the field house construction, the air structure (the Bubble) can be removed. The field house would replace the air structure as the indoor training facility for field sports and the home for the indoor track and field program.



BUILD NEW INDOOR PRACTICE FACILITY

LONG-TERM PROJECT

Although the indoor track in the field house will provide a venue for indoor practice for athletics teams, it will become necessary to provide an indoor facility for field teams such as football, soccer, lacrosse, field hockey, baseball, and softball in order for these teams to remain competitive in NCAA Division I athletics and for the University at Albany to recruit and retain the best student-athletes and coaches.

An indoor facility with a turf field with a regulation football field is suggested. Approximately 81,000 ASF will be required to house a basic facility toward this purpose.

The existing air structure, noted above for removal, is insufficient in size and playing surface quality, and is inefficient in terms of operating costs.

DOWNTOWN CAMPUS



- | | |
|-------------------|---------------------------|
| ① MILNE HALL | ⑥ HAWLEY LIBRARY |
| ② PAGE HALL | ⑦ HAWLEY ADDITION |
| ③ RICHARDSON HALL | ⑧ SCHUYLER SCHOOL |
| ④ HUSTED HALL | ⑨ WESTERN AVENUE BUILDING |
| ⑤ DRAPER HALL | ⑩ PARKING STRUCTURE |

FIGURE 06.1 Downtown Campus zone facilities

OVERVIEW

The Downtown Campus Zone consists of seven buildings: Draper Hall, Hawley Hall, Husted Hall, Milne Hall, Page Hall, and Richardson Hall, and the newly acquires Schuyler School.

The principal occupants of Draper, Milne, and Richardson Halls include the Rockefeller College of Public Affairs and Policy, the School of Criminal Justice, the School of Social Welfare, and the College of Computing and Information. Of the other buildings, Hawley Hall contains the Dewey Graduate Library; Husted Hall contains general purpose classrooms and the campus' only food service offering; and Page Hall contains a historic performance venue.

Due to the age and condition of facilities, the density of program, and the evolution of instructional delivery for higher education, all buildings on the Downtown Campus require renovation with the exception of Husted Hall, which was recently renovated. The Downtown Campus also requires significant infrastructure expansion to support facilities expansion at Schuyler School and in the new construction.

The following section outlines strategy, objectives, and projects associated with Downtown Campus facilities renewal.

PROJECTS IN PROGRESS

None

STRATEGY

1 Expand capacity on the Downtown Campus through strategic acquisition of Schuyler School and construction of two new buildings.

The Downtown Campus has a significant capacity for facilities expansion through three major projects: renovation of the Schuyler School to put recently acquired space into use, construction of an addition to Hawley Hall, and construction of a new building along Western Avenue. Furthermore, two of the three expansion projects may be implemented in the near-term, allowing for a total near-term capacity expansion of over 110,000 ASF.

The FMP recommends pursuing full facilities expansion on the Downtown Campus. In the near-term, capacity at the Schuyler School is recommended to accommodate relocated academic

programs from existing Downtown Campus buildings and West Podium buildings on the Uptown Campus. Capacity at the Hawley Hall Addition is recommended to provide critical campus student support functions in the near-term, enhancing the quality of life on the campus outside of the classroom.

In the intermediate-term, capacity at the new Western Avenue Building is recommended to provide additional academic expansion and support the co-location of currently disparate components of the Rockefeller College of Public Affairs and Policy.

2 Vacate and renovate full buildings as single, stand-alone projects.

Buildings on the Downtown Campus are recommended to be vacated in their entirety, taken offline for a period of time, renovated in their entirety, and then brought back into service. This renovation strategy produces the highest quality of spaces and makes the most efficient use of capital funding by minimizing capital spending on escalation and construction sequencing.

3 Renovate each building for a blend of space types including departmental spaces, general purpose classrooms, and support spaces.

The cycle of renewal at the Downtown Campus will result in at least one building being offline, either in part or whole, at any given point over the course of the next 30 years. The University and all departments will remain fully operational during this period; therefore its buildings must remain operational as well.

To ensure continued functionality on the Downtown, the FMP recommends that each building is renovated to contain a blend of space types, allowing it to support the full spectrum of academic activities.

Space types for inclusion include: academic departmental spaces, including offices, meeting spaces, and research spaces; associated research centers and institutes; general purpose classrooms; informal lounge spaces to support “living” within the building; applicable administrative spaces; and building service spaces.

4 Upgrade infrastructure on the Downtown Campus to support facilities expansion including both the acquired Schuyler School and new construction.

The Downtown Campus requires infrastructure upgrades to support the recommended facilities expansion, achieve the University's goal of converting the campus from low pressure steam heating to hot water heating, and to provide air conditioning in all buildings.

The FMP recommends an expansion, combined heating and cooling plant be provided in the renovated Schuyler School, a near-term project. As a part of a stand-alone project, the FMP recommends installation of a new utility trench to connect

services from the plant in the Schuyler School to the new Hawley Hall Addition and the other campus buildings. The Richardson plant should be maintained with modest upgrades.

The FMP also recommends upgrade of the electrical distribution network and emergency power system on the Downtown Campus.

IMPLEMENTATION

The FMP outlines two tracks for development of the Downtown Campus as outlined below. Development is scheduled to begin in 2012 and completed within the 30-year target time frame.

| NEAR-TERM | INTERMEDIATE-TERM | LONG-TERM |
|------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> • Renovate Schuyler School • Construct Hawley Hall Addition | <ul style="list-style-type: none"> • Renovate Hawley Hall • Renovate Page Hall • Renovate Richardson Hall | <ul style="list-style-type: none"> • Construct Western Avenue Building • Renovate Milne Hall • Renovate Draper Hall |

TABLE 06.1 Downtown Campus zone projects by capital plan cycle

RENOVATE SCHUYLER SCHOOL

NEAR-TERM PROJECT

The Schuyler School is located on the far west-end of the city block that contains the Downtown Campus. The building, approximately 127,000 GSF in size, is highly suitable for the academic functions of departmental offices and general purpose classrooms. The building also contains a large auditorium space complete with a stage.

The FMP recommends renovation of the Schuyler School for the School of Social Welfare, currently located in Draper and Richardson Halls, and academic departments relocated from the Uptown Campus as primary occupants.

A new central heating and cooling plant for the Downtown Campus is recommended to be constructed in Schuyler School. Additionally, together with renovation of Schuyler School, the FMP recommends the construction of a new, low-rise parking structure on the Thurlow Lot. These two campus infrastructure projects are described in greater detail in the next section of the renewal plan.

IMMEDIATE PROJECT DEPENDENCIES

Preceded by: N/A

Followed by: Renovation of Richardson Hall; Program relocation on the Uptown Campus

PROJECT GSF

127,000

PROJECTED CONSTRUCTION COST (2012 dollars)

\$34.4M

| SPACE ALLOCATION | PROPOSED ASF |
|----------------------------------------------------------|---------------|
| School of Social Welfare | 26,650 |
| Academic Departments | 18,350 |
| Dean of the School of Social Welfare | 3,200 |
| Affiliated Centers and Institutes | 5,100 |
| Relocated Departments and Offices from the Uptown Campus | 31,150 |
| Auditorium | 5,200 |
| Informal Lounge Space | 1,400 |
| Custodial & Building Services* | 6,100 |
| TOTAL | 70,500 |

TABLE 06.2 Renovate Schuyler School project metrics

*Custodial & Building Services space includes an allocation to reclaim 4,500 ASF of space that is currently assignable for the new central boiler and chiller plant.



CONSTRUCT HAWLEY HALL ADDITION

NEAR-TERM PROJECT

The Downtown Campus currently does not contain the quantity of student support function facilities that are required to provide for the academic enterprise as well as ensure a vibrant campus life.

To maximize the value of new construction, the space is recommended to contain functions that are more difficult to locate in existing architecture due to facilities demands or infrastructure requirements. The following primary functions that will support the full population of UAlbany students, faculty, staff, and visitors who will make use of Downtown Campus are recommended:

- Relocation of the Dewey Library and spaces for associated information commons
- A new, primary food service venue to support a significantly expanded Downtown Campus population
- A fitness center
- A student services kiosk location (complementing primary facilities on the Uptown Campus)
- Gallery and exhibition space
- A Downtown Campus faculty contact office to provide faculty with amenities when away from their primary offices
- General purpose classrooms and computer labs

Additionally, the FMP recommends relocation of the Department of Information Studies and associated College of Computing and Information Dean's office space from Draper Hall to the new addition.

IMMEDIATE PROJECT DEPENDENCIES

Preceded by: N/A

Followed by: Renovation of Hawley Hall

PROJECT GSF
80,000

PROJECTED CONSTRUCTION COST (2012 dollars)
\$28.8M

| SPACE ALLOCATION | PROPOSED ASF |
|------------------------------------------------|---------------|
| Department of Information Studies | 8,080 |
| Dean of the College of Computing & Information | 1,500 |
| Food Service | 4,800 |
| Fitness Center | 4,400 |
| Student Services Kiosk Location | 800 |
| Library and Information Commons | 8,100 |
| Faculty Contact Office | 2,100 |
| Gallery and Exhibition | 2,600 |
| General Purpose Classrooms | 5,250 |
| General Purpose Computer Labs | 2,400 |
| Information Technology | 900 |
| Mail Services | 200 |
| Campus Safety | 200 |
| Informal Lounge Space | 1,400 |
| Custodial & Building Services | 1,350 |
| TOTAL | 44,100 |

TABLE 06.3 Hawley Hall Addition project metrics

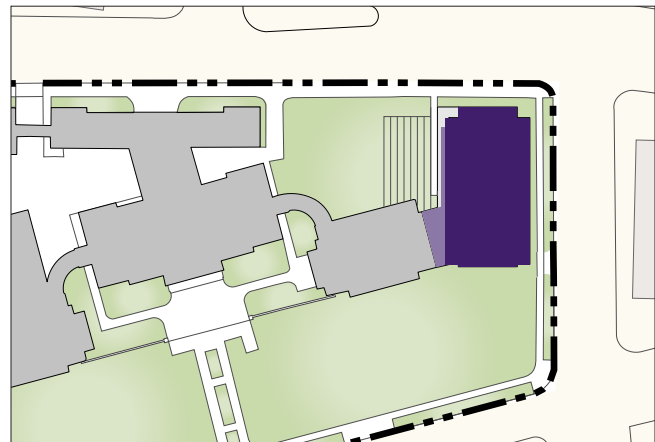


FIGURE 06.2 Hawley Hall Addition recommended site

RENOVATE HAWLEY HALL (02)

INTERMEDIATE-TERM PROJECT

Following the completion of the Hawley Hall addition, the FMP recommends renovation of Hawley Hall to showcase its historic nature and create a large-scale, prominent gathering space for the Downtown Campus.

Programmatically, the space is recommended to accommodate seating for the adjacent food service venue, general student lounge space, and expanded seating for the relocated library. The space should be renovated in a manner that would allow it to also be converted to a special event space for events at the Downtown Campus.

IMMEDIATE PROJECT DEPENDENCIES

Preceded by: Construction of Hawley Hall addition

Followed by: N/A

PROJECT GSF

21,400

PROJECTED CONSTRUCTION COST (2012 dollars)

\$5.8M

| SPACE ALLOCATION | PROPOSED ASF |
|-----------------------------------------|--------------|
| Dining Hall and Student Study Seating | 5,210 |
| Library and Information Commons Seating | 4,725 |
| Informal Lounge Space | 500 |
| Custodial & Building Services | 360 |
| TOTAL | 10,795 |

TABLE 06.4 Renovate Hawley Hall project metrics



Hawley Hall Dewey Library interior

RENOVATE PAGE HALL (05)

INTERMEDIATE-TERM PROJECT

Page Hall is a historic building that contains an 830-seat auditorium on the upper levels and a gymnasium at the basement level. The auditorium is currently used for film presentation as lectures. The gymnasium is in a state of disrepair and is used as storage for the adjacent buildings.

In 2010 ENVISION Architects conducted a Program Study for the renovation of Page Hall. The study identifies two options for redevelopment of Page Hall, one for renovation as an auditorium with meeting space at the basement level and student study spaces at the mezzanine level, and one for renovation as a theater with green room and meeting space at the basement level.

Programmatically, performances, lectures, and events will be an important component of campus life at the Downtown Campus. As such, the FMP recommends renovation of Page Hall for the “auditorium” option, enhancing the building’s ability to support performance, lecture, and ancillary functions.

It is proposed to install a system of electronically enhanced acoustics to enable the hall to be used for spoken voice (including lecture) or instrumental / ensemble performance.



Page Hall Auditorium

PROJECT GSF
24,900

PROJECTED CONSTRUCTION COST (2012 dollars)
\$11.9M

TABLE 06.5 Renovate Page Hall project metrics

Such an approach will require an additional modest investment in architectural and acoustical finishes but more importantly will have an impact on the equipment budget of the proposed project.

In addition to providing for enhanced electronic acoustical treatment, the equipment budget must also include technology to engage a student audience when Page Hall is in use for lecture format. Given the current limits of wireless technology, an appropriate capacity of wired connections to each seat will be required.

IMMEDIATE PROJECT DEPENDENCIES

Preceded by: N/A

Followed by: Renovation of Page Hall in conjunction with renovation of the auditorium at the Schuyler School facilitates taking space offline for renovation at the Lecture Center and Performing Arts Center on the Uptown Campus

RENOVATE RICHARDSON HALL (04)

INTERMEDIATE-TERM PROJECT

The FMP recommends renovation of Richardson Hall for the School of Criminal Justice and Hindelang Center as primary occupants.

The renovation of Richardson Hall precedes other buildings due to the location of the central heating and cooling plant in the basement of the building. Renovation of Richardson Hall includes renovation and upgrade of the central heating plant to ensure its capacity to supply existing buildings.

The renovated Richardson Hall will also include general purpose classrooms, informal lounges for “living” within the building, and applicable building services spaces.

IMMEDIATE PROJECT DEPENDENCIES

Preceded by: Renovation of Schuyler School

Followed by: N/A

PROJECT GSF

49,900

PROJECTED CONSTRUCTION COST (2012 dollars)

\$13.5M

| SPACE ALLOCATION | PROPOSED ASF |
|------------------------------------------|---------------|
| School of Criminal Justice | 8,700 |
| Hindelang Center | 10,000 |
| Dean of the School of Criminal Justice | 1,200 |
| General Purpose Classrooms | 2,000 |
| Back-of-House Space to Support Page Hall | 1,100 |
| Informal Lounge Space | 900 |
| Campus Services | 3,200 |
| Custodial & Building Services | 900 |
| TOTAL | 28,000 |

TABLE 06.6 Renovate Richardson Hall project metrics

CONSTRUCT WESTERN AVENUE BUILDING

LONG-TERM PROJECT

The FMP recommends construction of the new Western Avenue Building for the Rockefeller College of Public Affairs and Policy as a primary occupant.

Rockefeller College currently occupies spaces distributed across several locations including Milne and Draper Halls and other leased facilities. The Milne Hall expansion presents the opportunity to co-locate academic departments, research centers and institutes, and the Dean's office, and allows for the divestiture of leased facilities.

The new building is strategically situated between Husted and Richardson Halls to the east and the renovated Schuyler School to the west to serve as a connector between the east and west sides of the Downtown Campus. An upper-level walkway connection to Schuyler School is provided to complete the campus internal circulation route known as “main street.”

Construction of the new facility encloses an internal courtyard on the campus in front of Page Hall, creating a scale of outdoor social space that the campus currently does not contain.

IMMEDIATE PROJECT DEPENDENCIES

Preceded by: N/A

Followed by: Renovation of Milne Hall

PROJECT GSF
110,000

PROJECTED CONSTRUCTION COST (2012 dollars)
\$36.6M

| SPACE ALLOCATION | PROPOSED ASF |
|------------------------------------------------|---------------|
| Department of Political Science | 11,400 |
| Department of Public Administration | 9,400 |
| Centers & Institutes | 17,100 |
| Center for International Development | 4,900 |
| Center for Legislative Development | 2,600 |
| Center for Policy Research | 1,200 |
| Center for Women in Government & Civil Society | 5,700 |
| Institute for Traffic Safety Management | 2,700 |
| Dean of Rockefeller College | 3,900 |
| Café | 2,400 |
| General Purpose Classrooms | 5,400 |
| Campus Services | 2,100 |
| Custodial & Building Services | 1,600 |
| TOTAL | 53,300 |

TABLE 06.7 Construct Western Avenue Building project metrics



FIGURE 06.3 Western Avenue Building recommended site

RENOVATE MILNE HALL (06)

LONG-TERM PROJECT

The FMP recommends renovation of Milne Hall to provide out-year expansion capacity for the academic programs located in Schuyler School: the School of Social Welfare, and academic departments relocated from the Uptown Campus.

The renovated Milne Hall will also provide additional general purpose classrooms, informal lounges for “living” within the building, and applicable building services spaces.

IMMEDIATE PROJECT DEPENDENCIES

Preceded by: Construction of New Western Avenue Building

Followed by: N/A

PROJECT GSF

41,800

PROJECTED CONSTRUCTION COST (2012 dollars)

\$11.3M

| SPACE ALLOCATION | PROPOSED ASF |
|----------------------------------------------------------|--------------|
| Academic Department Expansion | 17,200 |
| School of Social Welfare | 3,400 |
| Relocated Departments and Offices from the Uptown Campus | 13,800 |
| General Purpose Classrooms | 4,100 |
| Informal Lounge Space | 1,200 |
| Custodial & Building Services | 800 |
| TOTAL | 23,300 |

TABLE 06.8 Renovate Milne Hall project metrics

RENOVATE DRAPER HALL (01)

LONG-TERM PROJECT

The FMP recommends renovation of Draper Hall to accommodate out-year expansion of academic departments located on the Downtown Campus and relocation of program from area leased facilities.

The renovated Draper Hall will also provide additional general purpose classrooms, informal lounges for “living” within the building, and applicable building services spaces.

IMMEDIATE PROJECT DEPENDENCIES

Preceded by: Construction of Hawley Hall addition, Renovation of Richardson Hall, Construction of New Western Avenue Building

Followed by: N/A

PROJECT GSF

77,200

PROJECTED CONSTRUCTION COST (2012 dollars)

\$20.9M

| SPACE ALLOCATION | PROPOSED ASF |
|-----------------------------------------|--------------|
| Academic Department Expansion (TBD) | 16,000 |
| Consolidation of Area Leased Facilities | 20,000 |
| General Purpose Classrooms | 4,500 |
| Informal Lounge Space | 2,200 |
| Custodial & Building Services | 1,300 |
| TOTAL | 44,000 |

TABLE 06.9 Renovate Draper Hall project metrics

01
EXECUTIVE SUMMARY

02
INTRODUCTION

03
EXISTING CONDITIONS

04
SPACE NEEDS

05
PLAN STRATEGY

06
RENEWAL PLAN

SUMMARY

| | NEAR-TERM |
|----------------------------------------|----------------------------------------------------------------------------------------------|
| | Construct ETEC |
| Uptown Campus / East Podium | Adapt Life Sciences Research Building |
| | Renovate Ion Beam Lab |
| | Renovate Biology Building |
| Uptown Campus / West Podium | Renovate Building 25 |
| | Renovate Business Administration Building |
| | Program Relocation Projects: Relocate Program off the Podium, Vacate the Humanities Building |
| Uptown Campus / Center Podium | Renovate Computing Center |
| | Construct New Storage Facility Phase 1 |
| | Renovate University Library Pilot Phase and Phase 1 |
| Uptown Campus / Athletics & Recreation | Construct New Field House Phase 1 |
| | Relocate Hammer Throw and Softball |
| | |
| Downtown Campus | Renovate Schuyler School |
| | Construct Hawley Hall Addition |
| Infrastructure / Uptown Campus | Provide Chiller Capacity at the Central Plant and ETEC |
| | Upgrade Electrical and Emergency Power Systems |
| | Construct New Parking Structure |
| Infrastructure / Downtown Campus | Provide new Central Heating and Cooling Plant at Schuyler School |
| | Construct New Campus HW and CHW Distribution Networks |
| | Upgrade Heating Plant at Richardson Hall |
| | Upgrade Electrical and Emergency Power Systems |
| | Construct New Parking Structure |

| INTERMEDIATE-TERM | LONG-TERM |
|------------------------------------------------------------|------------------------------------------------------------|
| Renovate Chemistry Building | Renovate Fine Arts Building |
| Renovate Physics Building | Renovate Earth Science Building |
| Renovate Education Building | Renovate Social Sciences Building Phase 2 |
| Renovate Humanities Building | Renovate Arts & Sciences Building |
| Renovate Social Sciences Building Phase 1 | |
| Construct New Storage Facility Phase 2 | Renovate University Library Phase 3 |
| Renovate University Library Phase 2 | Renovate Lecture Center Phases 3 and 4 |
| Renovate Lecture Center Phases 1 and 2 | Renovate Performing Arts Center |
| Renovate Campus Center Phases 3 and 4 | |
| Construct Multi-Sport Athletic Facility Phase 2 | Renovate SEFCU Arena |
| Renovate Physical Education Building | Remove Air Structure |
| Construct New Field House Phase 2 | Build New Indoor Practice Facility |
| Renovate Hawley Hall | Construct Western Avenue Building |
| Renovate Page Hall | Renovate Milne Hall |
| Renovate Richardson Hall | Renovate Draper Hall |
| Consider Addition of New Electrical Feeder Pair | Continue to Upgrade Electrical and Emergency Power Systems |
| Continue to Upgrade Electrical and Emergency Power Systems | |
| Expand Heating and Cooling Plant Capacity | Expand Heating and Cooling Plant Capacity |
| Continue to Upgrade Electrical and Emergency Power Systems | Continue to Upgrade Electrical and Emergency Power Systems |

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